

Army Lodging Wellness Recommendation



Fort McCoy - Final Submittal

August 21, 2003

3D/I

Table of Contents	Section 1 – Wellness Recommendation	1-1
	Introduction	1-1
	Methodology	1-1
	Demand Summary	1-2
	Lodging Summary	1-3
	Cost Summary	1-3
	Recommendations/Conclusion	1-5
	Section 2 – Lodging Master Plan	2-1
	Installation Summary	2-1
	Master Plan Summary	2-1
	Existing Lodging Summary	2-2
	New Lodging Building	2-6
	Section 3 – Demand Analysis	3-1
	Overview	3-1
	On Post Inventory	3-2
	Demand and Utilization	3-2
	Private Market Capability	3-4
	Demand Requirement Determination	3-6
	Summary and Recommendations	3-8
	Section 4 – Facility Assessment / Plans	4-1
Appendix	A	
Areas and Occupancy Matrix	A-1	

Introduction

Section 1 Wellness Recommendation

The Army Lodging Wellness Program is being conducted under the direction and guidance of Headquarters Army, Lodging Division (CFSC). The goal of the Fort McCoy Lodging Wellness Plan is to provide a comprehensive assessment and planning tool to support long term capitalization of Army Lodging facilities. The Demand Analysis determines installation Lodging requirements, and reviews off-post Lodging availability and cost, arriving at the most economical solution for meeting total transient requirements and providing a final determination of the appropriate number and configuration of on-post Lodging rooms. Individual Lodging facility condition (building and building systems) and functional assessments are included with both recommendations and costs. Facility improvement and renovation versus replacement/new construction recommendations are developed based on the individual facility assessments and cost. A Lodging Master Plan for the installation is developed including renovation, replacement/new construction, and proposed new facility siting. A final recommendation defines the method for achieving the final wellness solution for the installation and will assist with project planning.

Methodology

Demand

- Demand for Lodging facilities is analyzed and adjusted for atypical past occurrences and for expected changes in the installation's population, housing, or mission. Two primary methods are used to calculate the optimum number of rooms: the number necessary to meet 80% of official demand and the number projected to be the most efficient from an operating cost perspective.
- The off-post private market is assessed for capacity and representative rates. A determination is made if the private market has the capability to handle overflow requirements of official demand.
- Room mix recommendation is based on the segmentation of the Permanent Change of Station (PCS)/Temporary Duty (TDY) mix and the expected lengths of stay. This produces the final determination of the appropriate number and configuration of rooms for the installation.

Assessment

- Existing Lodging facilities are assessed based on building and building system conditions followed by an assessment for conformance to the Army Lodging functional standards. Facilities assessed to be in fair to good condition, and meeting the majority of functional requirements, are considered for renovation. Renovation of Lodging facilities found in poor condition and configured significantly different than current standards will typically exceed 50% of the replacement costs and are recommended for replacement/new construction. This decision is supported by renovation cost comparisons as well as the assessment documentation.
- The age, condition, and existing configuration of most of the existing Lodging buildings support a finding of replacement through new construction in lieu of renovation.
- Force protection construction criteria has a significant impact on new construction. This Wellness recommendation, including building assessment, site analysis, and proposed Lodging construction, incorporates these requirements from the UFC 4-010-01, in our analysis and recommendations. Consistent with this guidance, force protection mitigation is not considered in renovation unless the renovation cost exceeds 50% of the replacement cost for a facility.

Demand Summary

Based on the historic and expected demand pattern at this facility, it is our recommendation that the number of rooms be sized using the “Most Economically Efficient” criterion. Using this criterion, we expect an occupancy rate of 76% which meets 88% of the projected official demand.

Room Count and Mix Recommendation

406 rooms

Proposed room mix:

- 259 standard guest rooms;
- 139 extended-stay guest rooms offering a kitchenette;
- 8 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette.

Lodging Summary

The following Lodging for Fort McCoy is summarized by building, including number of existing rooms and number of proposed rooms determined as part of the installation Wellness recommendation. The table also indicates the number of rooms required for a new Lodging facility based on buildings not proposed for re-use due to poor existing conditions and high renovation costs.

Building Number	Existing Rooms					Wellness Recommendation (FY 08)			
	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf	Other Rooms	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf
Wellness Recommendation based on Demand Analysis									
						406	259	139	8
Existing Lodging Facilities									
51	218	214		4		218	214		4
105	1			1		0			
108	1			1		0			
451	17				17	0			
659	1			1		0			
904	17	17				0			
1208	13	13				0			
1224	13	13				0			
1225	13	13				0			
1239	13	13				0			
1247	1			1		0			
1656	1			1		0			
7051C	1			1		0			
Totals	310	283	0	10	17	218	214	0	4
New Proposed Lodging Facility									
						188	45	139	4
Total Lodging Rooms									
						406	259	139	8

Summary of Room Count and Mix based on Configuration

- 406 rooms
 - 259 standard guest rooms;
 - 139 extended-stay guest rooms offering a kitchenette;
 - 8 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette.

Cost Summary

Project Cost

The following table summarizes the Condition Analysis, Renovation, and Replacement Cost by individual Lodging facilities. The Wellness Recommendation indicates cost by building based on recommendation, including the proposed facility cost.

Building Number	Existing Units					Wellness Recommendation (FY 08)			
	Total Rooms	Condition Analysis Cost*	Renovation Cost**	Replacement Cost	% Condition Analysis or Renovation Cost Ratio	Total Rooms	Total Cost	Renovation Cost	New Construction Cost
Existing Lodging Facilities									
51	218	\$ -	\$ -	\$ 19,654,875	0.00%	218		\$ -	
105	1	\$ 121,190	****	\$ 139,990	86.57%	0			
108	1	\$ 73,705	****	\$ 139,990	52.65%	0			
451	17	***	\$ 1,316,240	\$ 2,160,390	60.93%	0			
659	1	\$ 83,880	****	\$ 139,990	59.92%	0			
904	17	***	\$ 1,281,665	\$ 2,160,390	59.33%	0			
1208	13	***	\$ 677,880	\$ 885,685	76.54%	0			
1224	13	***	\$ 677,880	\$ 885,685	76.54%	0			
1225	13	***	\$ 677,880	\$ 885,685	76.54%	0			
1239	13	***	\$ 677,880	\$ 885,685	76.54%	0			
1247	1	\$ 94,835	****	\$ 139,990	67.74%	0			
1656	1	\$ 71,900	****	\$ 139,990	51.36%	0			
7051C	1	\$ 46,290	** ** *	\$ 139,990	33.07%	0			
Totals	310					218	\$ -	\$ -	\$ -
New Proposed Lodging Facility									
						188	\$ 21,696,910		\$ 21,696,910
Total									
						406	\$ 21,696,910	\$ -	\$ 21,696,910

* The Condition Analysis Cost is for making the building well based on Army Lodging Standards without changing how the building functions.

** The Renovation Cost is for making the building well based on Army Lodging Standards including making functional changes.

*** If the Condition Analysis Cost is under 50% of the Replacement Cost, the Renovation Cost is used.

**** If the Condition Analysis Cost is over 50% of the Replacement Cost, a Renovation Cost is not included.

* * * * * The Renovation Cost is for making the building well based on Army Lodging Standards including making functional changes.

** * * * * Condition Cost is under 50%, lower Wellness Recommendation is to remove one unit from Lodging inventory.

Cost per Room Comparison

The Wellness Recommendation includes review of off-post Lodging costs compared to the proposed renovation and new construction costs on-post. The renovation and new construction costs include operating costs, capital assessment costs, and sustainment capital expenditures. The following table summarizes this comparison per room for FY08.

	Renovation	New Building	Total
Cost per Room at Fort McCoy	\$ 49.30	\$ 63.35	\$ 55.80
Off Post Cost per Room	\$ 61.15	\$ 61.15	\$ 61.15
Difference between On-Post and Off-Post Lodging per room	\$ 11.86	\$ (2.19)	\$ 5.35
% Savings of On-Post to Off-Post Lodging	19.4%	-3.6%	8.8%

The Cost Per Room at Fort McCoy is based on:

Renovation / New Construction Cost w/ inflation to FY 08

Current Operating Cost w/ inflation to FY 08

Cap Ex Cost

Capital Assessment Cost to FY 08

Off Post Cost is based on current room rate average with inflation to FY 08

Although there is a slight increase in cost per room to build new Lodging on post, there is a savings of 8.8% to implement the Wellness Recommendation by maintaining use of one of the existing facilities and building the new Main Lodging facility. Off-post lodging will continue to be used for demand beyond the on-post room requirement.

Recommendations/Conclusions

The Wellness Recommendation for Fort McCoy is to continue the use of building 51 with 218 rooms for the Army Reserve Readiness Training Center and to construct a new Main Lodging facility to accommodate 188 rooms, for a total of 406 rooms, to meet the 406 room requirement. Existing Lodging facilities that do not meet condition and functional requirements based on cost shall be removed from the Lodging inventory. A synopsis of recommended building actions follows:

- Construct a new Main Lodging facility to include 188 rooms.
- Retain building 51 based on current configuration. No condition assessment or functional renovations are needed due to the new age and condition of the building.
- Remove the existing transient Lodging front desk/administrative function from building 2168.
- Remove building 7051C from the Lodging inventory. Army Lodging currently uses one room of this family suite four-plex. Although the condition assessment does not exceed 50% of the replacement cost, it is our recommendation to consolidate this one room into the new Lodging facility.
- Remove all other existing Lodging buildings from the Lodging inventory due to condition of existing building systems and/or cost to renovate to meet Army functional criteria.

Cost Summary

The cost for this recommendation will be:

Renovations to building 51	\$	0
New Lodging Facility		\$21,696,910
Total		\$21,696,910

Phasing

Recommend the following phasing as funding is identified. :

- Minimize investment in infrastructure for buildings 105, 108, 451, 659, 904, 1208, 1224, 1225, 1239, 1247, 1656, and 7051C.

- Construct new Main Lodging facility prior to removing existing Lodging facilities from inventory.
- Remove existing transient Lodging front desk/administrative function from building 2168.
- Remove buildings 105, 108, 451, 659, 904, 1208, 1224, 1225, 1239, 1247, 1656, and 7051C from Lodging inventory.

Section 2 Lodging Master Plan

Installation Summary

Fort McCoy, located in the Coulee Region of West Central Wisconsin, serves as a Regional Training Center that annually supports the year-round training of more than 120,000 active and reserve component U.S. military personnel from all branches of the Armed Forces.

The Fort McCoy Design Guide incorporates specific installation requirements. Land use, future development, and architectural compatibility are integral components of the Guide. Current Lodging room night requirements, Army guidance on Lodging facility design standards, and force protection construction standards required additional analyses, and were incorporated into the recommendations of the Lodging Wellness Plan.

The character of Fort McCoy has been preserved and enhanced through the use of brick and stucco. Medium to low sloped roofing, exterior brick, small window and exterior openings, often shaded by overhangs, exemplify the desired architecture of the installation.

Master Plan Summary

Lodging facilities at Fort McCoy were constructed during World War II in various phases and are located in several areas of the installation. A thorough condition and functional assessment of the existing buildings noted significant deficiencies. Additionally, renovation of most of these buildings to the new Lodging standards and building configuration design is not viable within the 50% threshold. The primary transient Lodging front desk and administration area, housed in building 2168, is shared with other installation functions, including the Housing office. This building was not assessed as part of the Lodging inventory, and these functions are recommended for consolidation into the new Main Lodging facility. Building 51 will continue to serve the Army Reserve Lodging requirements, and is collocated with the Army Reserve Readiness Training Center.

The proposed Fort McCoy Lodging Master Plan reflects 406 Lodging rooms with an initial replacement of approximately 30% of the existing building inventory in a new Main Lodging facility. This new facility, in conjunction with existing Lodging facility 51, will combine required rooms, public areas and service functions into a cohesive Lodging physical plant in support of the installation requirements. Siting of the new 188 room Lodging facility is recommended near the center of the installation, in

close proximity to a majority of the community facilities. Although somewhat separated from building 51, this site is adjacent to the PX and Commissary Area.

Existing Lodging Facilities

Lodging Building 51



Building 51, constructed in 2000, is a 3-story structure housing 214 standard rooms and 4 family suites. Ten of the rooms are accessible. The building is in excellent condition and meets a majority of current Army Lodging standards. This building is currently used to house Army Reserve Readiness Training Center Lodging requirements only.

Our recommendation is to retain building 51 in the McCoy Lodging inventory. This facility will remain in the in the Fort McCoy Wellness Solution and Lodging Master Plan.

Lodging Building 105



Building 105, constructed in 1942, is a single story structure housing a single 2-bedroom suite with a full kitchen at 550 square feet. The building is in poor condition and does not meet current Army Lodging standards. The cost to make condition assessment improvements will exceed 50% replacement cost.

Our recommendation is to remove building 105 from the Lodging inventory, allowing the installation to determine an alternate use for the facility. This facility will be removed from the Fort McCoy Wellness Solution and Lodging Master Plan.

Lodging Building 108



Building 108, constructed in 1942, is a single story structure housing a single 2-bedroom suite with a full kitchen at 600 square feet. The building is in poor condition and does not meet current Army Lodging standards. Although the cost to make condition assessment improvements is just over the 50% replacement cost, it is our recommendation to remove this facility from the lodging inventory since it does not meet Army Lodging standard size and space requirements.

Our recommendation is to remove building 108 from the Lodging inventory, allowing the installation to determine an alternate use for the facility. This facility will be removed from the Fort McCoy Wellness Solution and Lodging Master Plan.



Lodging Building 451

Building 451, constructed in 1942 and renovated in 1998, is a 2-story structure housing 17 family suites without a full kitchen at 312 square feet. The building is in fair condition but does not meet current Army Lodging standards. The cost to make improvements and to bring this facility up to Army Lodging standards will exceed 50% of the replacement cost.

Our recommendation is to remove building 451 from the Lodging inventory, allowing the installation to determine an alternate use for the facility. This facility will be removed from the Fort McCoy Wellness Solution and Lodging Master Plan.



Lodging Building 659

Building 659, constructed in 1942 and renovated in 1999, is a single story structure housing a single 2-bedroom suite with a full kitchen at 370 square feet. The building is in poor condition and does not meet current Army Lodging standards. The cost to make condition assessment improvements will exceed 50% replacement cost.

Our recommendation is to remove building 659 from the Lodging inventory, allowing the installation to determine an alternate use for the facility. This facility will be removed from the Fort McCoy Wellness Solution and Lodging Master Plan.



Lodging Building 901

Building 901, constructed in 1942 and renovated in 2000, is a single story structure housing a single 2-bedroom suite with a full kitchen at 550 square feet. The building is in good condition but does not meet current Army Lodging standards.

This building was removed from the Lodging inventory and returned to the installation in June 2003. This facility will be removed from the Fort McCoy Wellness Solution and Lodging Master Plan.



Lodging Building 904

Building 904, constructed in 1942 and renovated in 1989, is a 2-story structure housing 14 family suites without a full kitchen at 294 square feet, and 3 family suites without a full kitchen at 575 square feet. The building is in fair condition but does not meet current Army Lodging standards. The cost to make improvements and to bring this facility up to Army Lodging standards will exceed 50% of the replacement cost.

Our recommendation is to remove building 904 from the Lodging inventory, allowing the installation to determine an alternate use for the facility. This facility will be removed from the Fort McCoy Wellness Solution and Lodging Master Plan.

Lodging Building 1208



Building 1208, constructed in 1942 and renovated in 1989, is a 2-story structure housing 13 standard rooms at 250 square feet. The building is in fair condition but does not meet current Army Lodging standards. The cost to make improvements and to bring this facility up to Army Lodging standards will exceed 50% of the replacement cost.

Our recommendation is to remove building 1208 from the Lodging inventory, allowing the installation to determine an alternate use for the facility. This facility will be removed from the Fort McCoy Wellness Solution and Lodging Master Plan.

Lodging Building 1224



Building 1224, constructed in 1942 and renovated in 1989, is a 2-story structure housing 13 standard rooms. The building is in fair condition but does not meet current Army Lodging standards. The cost to make improvements and to bring this facility up to Army Lodging standards will exceed 50% of the replacement cost.

Our recommendation is to remove building 1224 from the Lodging inventory, allowing the installation to determine an alternate use for the facility. This facility will be removed from the Fort McCoy Wellness Solution and Lodging Master Plan.

Lodging Building 1225



Building 1225, constructed in 1942 and renovated in 1989, is a 2-story structure housing 13 standard rooms. The building is in fair condition but does not meet current Army Lodging standards. The cost to make improvements and to bring this facility up to Army Lodging standards will exceed 50% of the replacement cost.

Our recommendation is to remove building 1225 from the Lodging inventory, allowing the installation to determine an alternate use for the facility. This facility will be removed from the Fort McCoy Wellness Solution and Lodging Master Plan.

Lodging Building 1239



Building 1239, constructed in 1942 and renovated in 1989, is a 2-story structure housing 13 standard rooms. The building is in fair condition but does not meet current Army Lodging standards. The cost to make improvements and to bring this facility up to Army Lodging standards will exceed 50% of the replacement cost.

Our recommendation is to remove building 1239 from the Lodging inventory, allowing the installation to determine an alternate use for the facility. This facility will be removed from the Fort McCoy Wellness Solution and Lodging Master Plan.

Lodging Building 1247



Building 1247, constructed in 1942, is a single story structure housing a single suite with a full kitchen at 540 square feet. The building is in poor condition and does not meet current Army Lodging standards. The cost to make condition assessment improvements will exceed 50% replacement cost.

Our recommendation is to remove building 1247 from the Lodging inventory, allowing the installation to determine an alternate use for the facility. This facility will be removed from the Fort McCoy Wellness Solution and Lodging Master Plan.

Lodging Building 1656



Building 1656, constructed in 1942, is a single story structure housing a single suite with a full kitchen at 415 square feet. The building is in poor condition and does not meet current Army Lodging standards. Although the cost to make condition assessment improvements is just over the 50% replacement cost, it is our recommendation to remove this facility from the lodging inventory since it does not meet Army Lodging standard size and space requirements.

Our recommendation is to remove building 1656 from the Lodging inventory, allowing the installation to determine an alternate use for the facility. This facility will be removed from the Fort McCoy Wellness Solution and Lodging Master Plan.



Lodging Room 7051C

Building 7051C, constructed in 1942, is part of a 2-story structure four-plex structure. Army Lodging has one single family suite in this building with a full kitchen at 500 square feet. The building is in fair condition but does not meet current Army Lodging standards. Although the pro-rata share of condition assessment cost and the renovation cost do not exceed the 50% replacement cost, it is our recommendation to remove this one unit from this building that belongs to housing, in order to consolidate it with the other Lodging units.

Our recommendation is to remove building 7051C from the Lodging inventory, allowing the installation to determine an alternate use for the facility. This facility will be removed from the Fort McCoy Wellness Solution and Lodging Master Plan.

New Lodging Building

The proposed replacement/new Main Lodging facility includes 188 rooms; 45 standard guest rooms, 139 extended stay rooms, and 4 family suites, arranged in linear building configuration with a center core and guest room wings located on either side. The public and back-of-the house spaces are sized for the 406 total Lodging rooms on the installation.

The proposed new construction site is to the west of the new Commissary and PX community area, on the southwest corner of South 11th street and South “J” Street. Although located separate from Lodging building 51, this site will provide a central and convenient location for visitors. The proposed building construction will be steel frame or masonry with CMU infill walls, brick veneer and standing seam metal roof to match the color of the typical red three tab asphalt shingle roofs typical on the installation. The architectural guidance for Fort McCoy is specific and is incorporated into the cost of the new facility.

The mass and scale of the proposed building is critical. Based on the number of required rooms and to limit the length of the wings, the recommendation of this plan is to provide varying roof levels to promote interest and character, while providing relief from the scale of the facility. The core area will maintain a 4-story height, and will house standard and extended stay rooms in both wings. The ends of the wings will house family suites, with an adjacent play area recommended. The entrance would be further emphasized by a one story height covered drop-off area.

Areas and Occupancy

The following chart indicates all spaces and size for the proposed new construction based on program and the proposed conceptual building plan.

ROOM / SPACE	PROGRAMMED FLOOR AREA			PLAN FLOOR AREA
	No. Req'd	Net Area Per Room	Total Net Area	
Total Area including 8% Add On Factor (does not include Outside Areas)*			105,350	105,804
Public Areas			29,494	29,015
Exterior Entrance	N/A	N/A		-
Vestibule	1	1	-	-
Lobby (includes vestibule)	1	1,000-1,200	1,000-1,200	1,191
Front Desk	3 stations	250	250	262
Bell Cart Station	6	12	72	108
Breakfast Bar (Seat/Svc) - min.	1	750	750	969
Passenger Elevators	2 elev @ 4 floors	64	512	512
Stairs	6	230	5,520	4,105
Public Corridors	-	-	17,970	17,901
Public Telephone Area	4	6	24	24
Vending - Full Service	2	70	140	249
Vending - Ice Only	2	30	60	60
Women - Lobby	1	315	315	310
Men - Lobby	1	315	315	310
Multi-Purpose Room - (250 s.f. min.)	1	250	250	354
Study Rooms (1 per 25 ext stay units)	6	250	1,500	1,623
Guest Laundries (2 sets w/d per 75 units)	3	192	576	861
Gear Wash Rooms - (170 s.f. min.)	-	170	-	-
Guest Bulk Storage (1 per 4 family suites)	1	25 ea. 40 w/circ.	40	176
Guest Rooms	188		57,000	57,000
Guest Room - Standard	45	300	13,500	13,500
Guest Room - Ext. Stay	139	300	41,700	41,700
Guest Room - Family Suites	4	450	1,800	1,800
Back-of-House Areas			11,052	12,238
Manager's Office	1	180	180	203
Assistant Manager Offices	1	120	120	125
Front Office Manager	1	100	100	111
Admin. Offices	7 staff	800-900	800-900	821
Cash Room	1	125	125	128
Luggage Storage	1	100	100	108
Admin. Conference Room	1	350	350	354
Housekeeping Office	1	120	120	135
Dirty/Clean Linen Storage	-	200	-	-
In-House Laundry - (500 s.f. minimum)	1	500	500	785
Receiving Office	1	75	75	100
Maintenance Area	1	400	400	420
Kitchen Prep Room	1	150	150	159
Break Room	1	350	350	349
Staff Toilet - Men	1	150	150	122
Staff Toilet - Women	1	200	200	152
Access Corridor	-	-	1,250	1,249
Receiving -min.	1	150	150	187
Housekeeping Rooms	1 per 15 units	128	1,664	1,792
Service Elevator	1	80	320	312
Data/Commo Room	1	150	150	108
Switch Closets	4	16	64	234
Janitor Closet	1	50	50	65
Mechanical Room	-	-	1,940	1,943
General Storage Room - (500 s.f. min.)	1	500	500	761
Bulk Storage Room - (500 s.f. min.)	1	500	500	876
Electrical Room	4	140	560	561
Elevator Equipment Room	1	84	84	78
Exterior			400	
Playground (Outdoor)	1	-	-	-
Grounds Maintenance	1	400	400	-

* Add on factor to cover s.f. for partitions and any space not included in numbers above.

Cost Summary

The New Construction Cost

\$21,696,910

- The cost is a building of 188 rooms.
- All costs are adjusted by the Area Cost Factor of 116% for Fort McCoy.

Cost Analysis

Summary of Project Replacement Cost (based on 98,664 s.f.)

CSI	Percent	Amount
02 Site Work	2.66%	\$389,787.55
Parking Lots		\$182,491.20
Site Earthwork		\$207,296.35
03 Concrete	23.55%	\$3,451,414.17
Floor Construction		\$2,581,675.17
Slab on Grade		\$153,485.40
Stair Construction		\$102,312.00
Standard Foundations		\$613,941.60
04 Masonry	4.03%	\$591,081.85
Exterior Walls		\$591,081.85
07 Thermal & Moisture Protection	4.84%	\$709,282.43
Roof Construction		\$332,551.74
Roof Coverings		\$376,730.70
08 Doors & Windows	8.07%	\$1,182,379.88
Exterior Doors		\$31,297.96
Exterior Windows		\$918,720.00
Interior Doors		\$232,361.92
09 Finishes	16.43%	\$2,407,232.68
Ceiling Finishes		\$586,714.51
Floor Finishes		\$859,062.82
Partitions		\$540,156.83
Wall Finishes		\$421,298.52
10 Specialties	0.03%	\$3,931.82
Fittings		\$3,931.82
11 Equipment	4.10%	\$600,340.02
Commercial Equipment		\$17,545.00
Other Equipment		\$582,795.02
13 Special Construction	5.04%	\$739,185.69
Communications & Security		\$332,756.35
Sprinklers		\$406,429.34
14 Conveying Systems	1.70%	\$249,168.00
Elevators and Lifts		\$249,168.00
15 Mechanical	15.89%	\$2,328,365.92
Cooling Generating Systems		\$982,306.56
Domestic Water Dist		\$400,896.00
Plumbing Fixtures		\$945,163.36

16 Electrical	7.25%	\$1,062,852.32
Electrical Service & Distribution		\$1,055,213.72
Site Lighting		\$7,638.60
19 FF&E	6.41%	\$940,000.00
Interior FF&E allowance		\$940,000.00
Total Raw Cost	100.00%	\$14,655,022.3
Additional Hard Cost (Template: Army Lodging New Construction)		
Parameter Name	Percent	Amount
Spirit	0.50%	\$80,602.62
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$1,465,502.2
Total Additional Hard Cost		\$1,546,104.86
Soft Cost (Template: Army Lodging New Construction)		
Parameter Name	Percent	Amount
Contingency	5.00%	\$810,056.36
SIOH Conus	6.50%	\$1,105,726.93
Design	10.00%	\$1,620,112.72
08 MYr Inflation Fct	9.93%	\$1,959,886.40
Total Soft Cost		\$5,495,782.41
Total Project Cost for Replacement		\$21,696,909.59

INSERT PROPOSED CAMPUS AREA ANALYSIS DRAWING HERE

INSERT LODGING MASTER PLAN DRAWING HERE

INSERT **PROPOSED LODGING FACILITY ADDITION (FLRS. 1-4)** DRAWINGS HERE

Overview

Section 3 Demand Analysis

Fort McCoy is a Force Training Center that serves as a Power-Projection Platform for mobilization. The installation's primary responsibility is to provide training facilities for reserve and active-component military forces. It is an extremely active installation, which intensified in 2002 and 2003 when personnel were deployed to Iraq.

The Army Reserve Readiness Training Center (ARRTC) has increased the population since 2000, with the greatest increase occurring in 2002. The student population should be sustained at its present level and there is a possibility of an increase in coming years.

The majority of the personnel seeking Lodging on Fort McCoy are individuals on Temporary Duty (TDY), at roughly 98%. Permanent Change of Station (PCS) demand represents 1% of the total, and the remaining demand comes from unofficial travelers. Unofficial demand is not used in the calculation of recommended room inventory. Most TDY personnel (75%) stay 14 days or less. It is estimated that 65% to 70% of the population are students. This is supported by the 5-day average length of stay, which coincides with the typical class length at this installation.

The table below describes the official demand population at this installation.

Fort McCoy Official Market Demand Analysis		
	TDY	PCS
Total Demand:	98%	1%
Market Segmentation:		
Individuals	100%	< 10%
Families	0%	> 90%
Average Length of Stay (Days):		
14 days or less	75% (5 days)	26% (5 days)
More than 14 days	25% (26 days)	74% (48 days)

Source: Fort McCoy Lodging Administration, compiled by 3/DI

On Post Inventory

Fort McCoy has 692 rooms, 382 of these rooms are used two weeks a month, eight months a year, for reservist activity. Lodging closes them when in use.

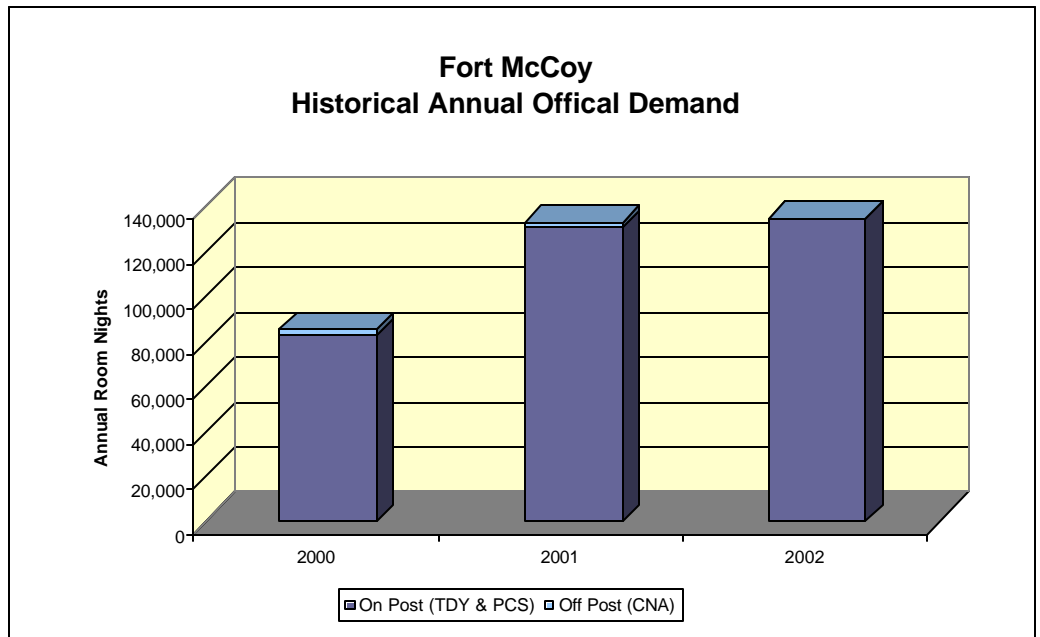
Demand and Utilization

Data Summary

Annual official demand increased in 2001 and this trend continued into 2002. This coincides with the time that ARRTC began sending more students to the installation. In 2000, demand was approximately 85,000 room nights, and total demand in 2001 and 2002 increased to an average of 134,000 room nights. Daily demand including Certificates of Non-Availability (CNAs) was 364 room nights in 2001 and 369 in 2002. It is likely that the 2001 and 2002 data are the most representative of future demand at this installation; therefore, 2000 data were removed from the analysis.

CNAs are minimal at Fort McCoy, averaging less than 2% of total official demand. In 2002, only 233 CNAs were issued over the course of the entire year. In 2000, the highest number of CNAs was issued, at 2,900, which represented 3.4% of official demand.

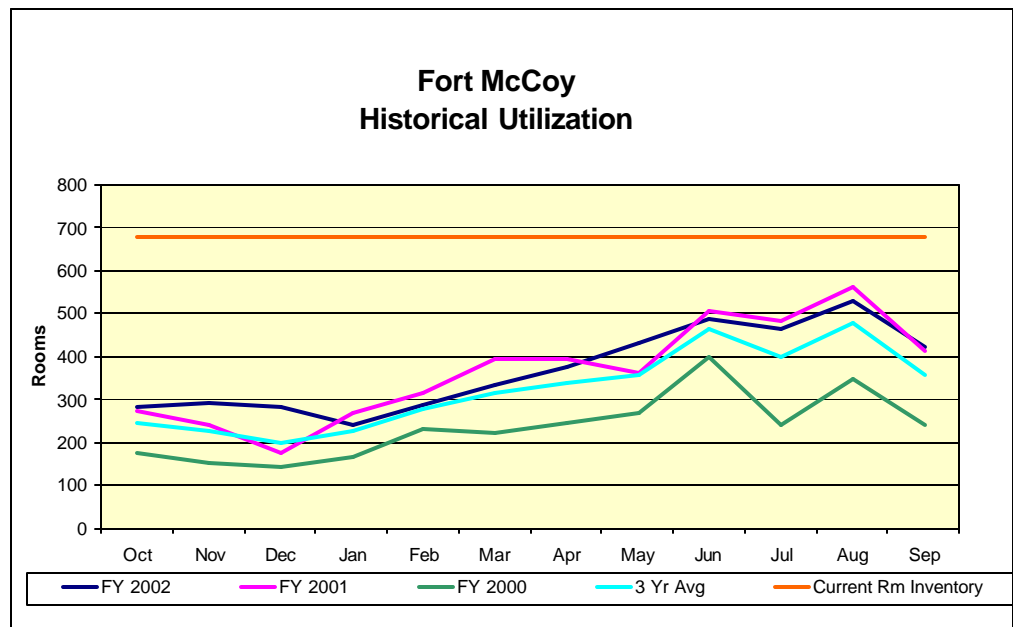
A summary of historical data is presented in the chart below; it identifies the annual official demand both on and off post.



Source: Fort McCoy Lodging Administration, compiled by 3/DI

Based on inventory ranging from 330 to 697 rooms over the last three years, occupancy varied from 48% to 55%. Because of the 5-day average class length, demand is high during weekdays and drops on the weekends; it is difficult to achieve occupancy above 75%. Given this market, it appears that on an annualized basis occupancy will remain below 80%.

A summary of historical utilization data by month is presented in the following chart.



Source: Fort McCoy Lodging Administration, compiled by 3/DI

Monthly variances between years have been relatively insignificant. Each year has shown a consistent demand pattern from month to month.

Seasonality

There are some seasonality trends reflected by the demand generated by Fort McCoy. There is a reduced demand in December and an increase in May through August. Greater numbers of reservist and regular troop training exercises held prompts higher levels of demand in the summer. During 2001 to 2002, the average daily demand varied from a low of 230 in December to a high of 544 in August. Overall, demand estimates do not have to be adjusted for wide seasonal swings.

Factors Influencing Demand

One factor that is likely to affect the demand at Fort McCoy is the potential increase in student load from the ARRTC. The increase is expected to begin in FY 2004. This new class load is not yet funded, and is not included in our analysis. However, we recommend that it still be held in consideration because it represents a demand for an additional 175 to 200 rooms.

While accommodation of unofficial demand is not the objective of the Army Lodging Program, and it represents only a small portion of overall demand at Fort McCoy, it still represents an opportunity for revenue when rooms are available. The number of unofficial travelers declined as mobilization of Army personnel increased, but it is expected to return to pre-2002 activity levels.

The Army owns 25 family housing units at Fort McCoy and leases an additional 80. This is not expected to change for the next several years.

Private Market Capability

Commercial lodging market within a 30-minute rush-hour driving time radius of the installation offers 41 properties consisting of 2,364 rooms. Although approximately 60% of these surrounding properties are major lodging chain affiliates, the remainder of the market contains some small, older properties that offer fewer amenities than standard.

Over half of the properties are located very close to the 30-minute rush-hour driving time threshold. These properties may not be as desirable to personnel, especially if they require an extended stay.

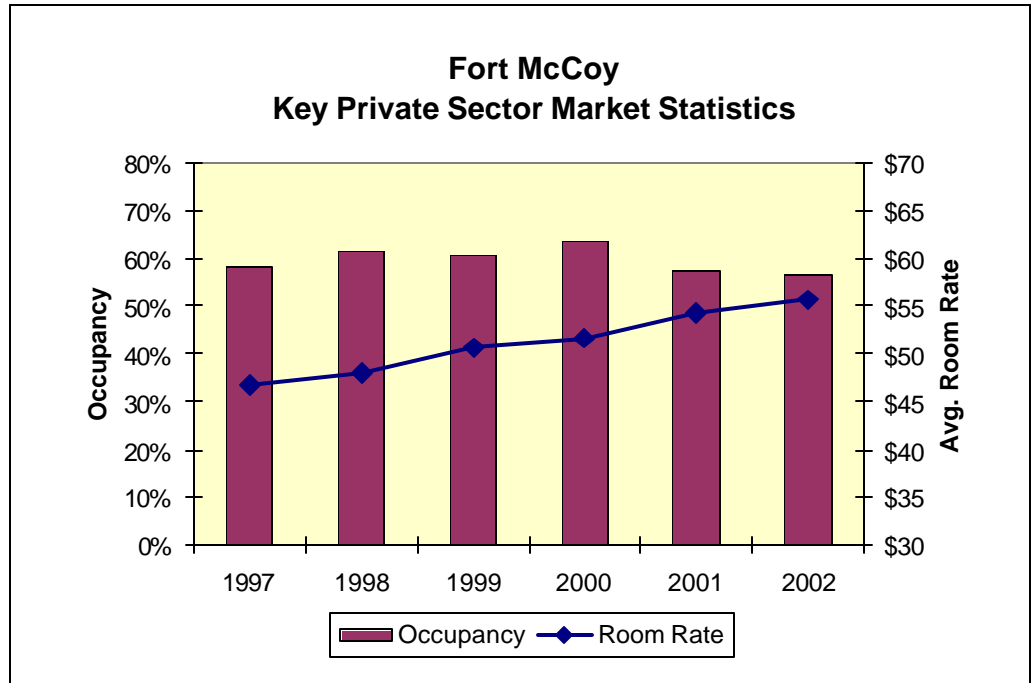
Regional private lodging had a high occupancy rate of 63% in 2000 and it has since fallen to 57%. The market only has capacity to accept demand for another 120 rooms.

A review of the occupancy in the Private Market by month shows some seasonal variation. The area surrounding Fort McCoy has a robust tourist season during the summer, and occupancy rates continue to reach 80% during June, July, and August. It is likely that Army personnel can be served adequately off post most of the year, but there is a very tight market in the summer.

The average daily rate (ADR) of the market area has increased approximately 19% during the last five years from approximately \$47 in

1998 to \$56 in 2002. The 2002 ADR is \$55.63 for 15 properties, and the government rate is \$52.82 at the 41 off-post referral properties. These rates are consistent with the \$55.00 per diem rate for Fort McCoy, and if sufficient capacity was available, it would be possible to lodge personnel off post within government rates.

The chart below describes key private market statistics.



Source: Smith Travel Research, compiled by 3/DI

In summary, it is reasonable to assume from the data that the private market does not have sufficient capacity to support the overflow lodging requirements that Fort McCoy personnel might encounter. In addition, the location of many of the lodging rooms may be too far from the installation to remain convenient for personnel. For these reasons it would be beneficial to keep as many personnel on post as possible.

Demand Requirement Determination

The data for 2001 and 2002 were consistent; these two years were used to analyze demand. As mentioned previously, 2000 demand did not include the new ARRTC students and does not reflect a typical year for the installation.

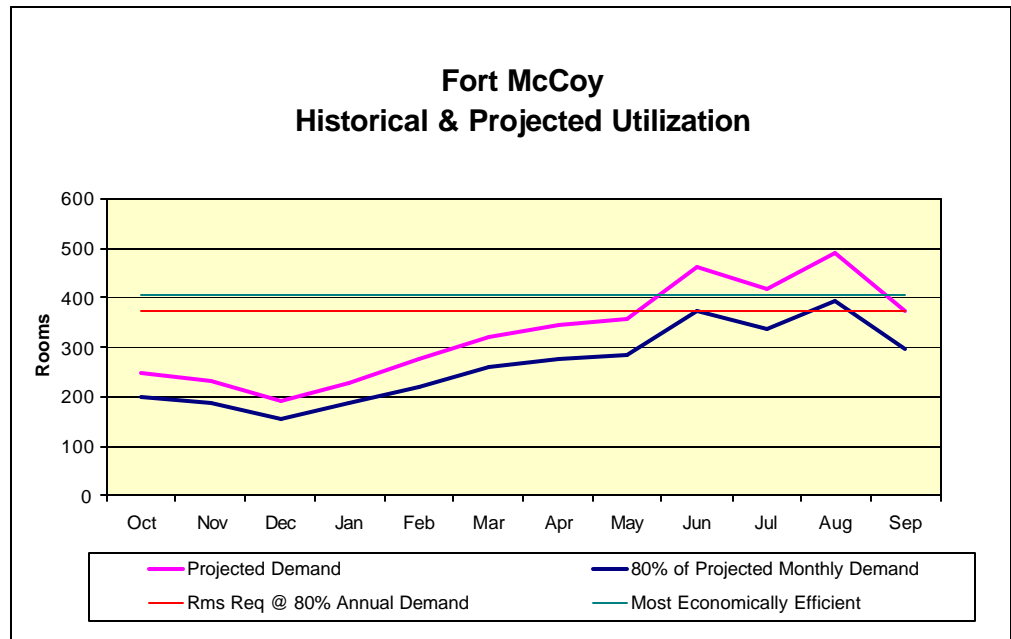
Because of the variation in monthly demand within years, the average demand for the last three years should also be normalized. Normalization

is a process that eliminates the monthly demand peaks or valleys where official demand is 20% greater or 20% less than the three-year average. Variations greater or less than 20% are atypical and not likely to recur. The normalization process did adjust the demand in various months, increasing demand somewhat in 2000 but reducing demand in 2001 and 2002.

The objective of the Core Lodging Requirement is to provide sufficient lodging to meet 80% of the official demand. Using this criterion, the total number of rooms required on an annualized basis is 375, generating occupancy of 80%. This rate is well above the annual rates realized between 2000 and 2002 (2000-48%; 2001-68%; and 2002-55%). Right now, during high mobilization, occupancy is running near 90% which is very unusual for this installation. Because of the typical 5-day average class length, demand is high during weekdays and drops on the weekends; typically it is difficult to achieve occupancy above 75%.

Another model that can be applied to determine the number of rooms to be provided at the installation is the "Most Economically Efficient" method. This method compares the cost of having a vacant room to the incremental cost of lodging personnel off post. When the costs of these scenarios are at equilibrium, the most cost efficient number of rooms will be provided from an operating cost perspective. The number of rooms required to achieve this equilibrium at Fort McCoy is 406 rooms, which meets 88% of the official demand.

The chart below compares the pertinent potential alternatives to room inventory to the projected demand.

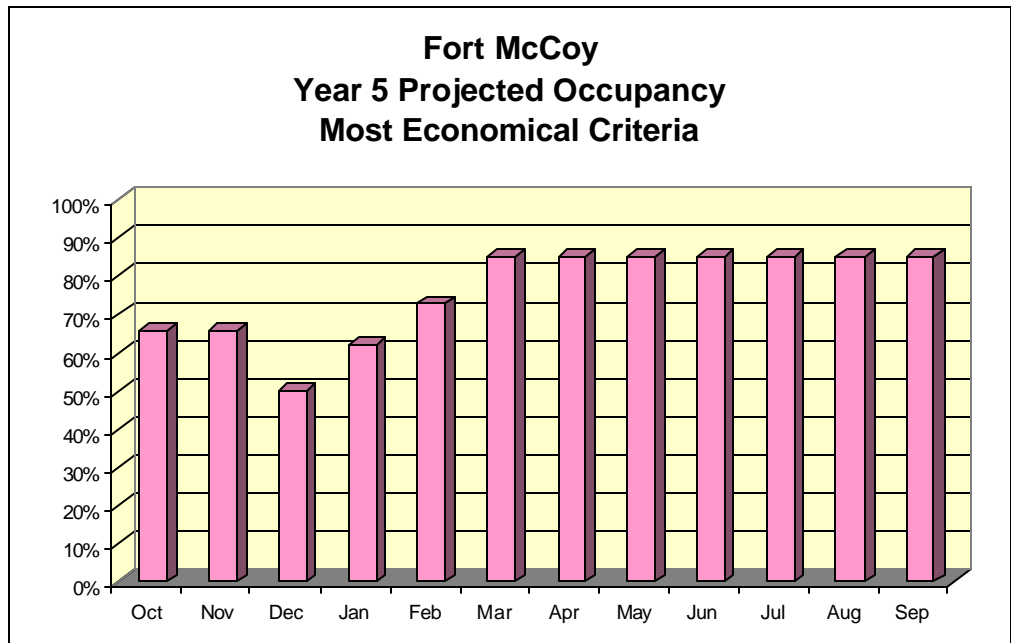


Source: Fort McCoy Lodging Administration and 3/DI

We recommend the room count offered by the “Most Economically Efficient” criterion. This recommendation provides the rooms needed for official demand for nine out of twelve months during the year, and 80% of the summertime demand.

Another element that supports the recommended room count is the proposed increase in activity from ARRTC. Because this activity did not have confirmed funding at the time of this report, it is not factored into the model; however we believe its potential should be considered. If it becomes a reality, it will increase demand from the student population by approximately 5%.

The chart below presents the expected occupancy percentage on a monthly basis.



Source: 3/DI

Using “Most Economically Efficient” criterion, the average occupancy is 76% and 88% of the official demand is met. On a monthly basis, occupancy ranges from a low of 55% in December to approximately 85% from March to September.

Summary and Recommendation

- Fort McCoy is a large, active installation
- Approximately 65-70% of current population comprises students who stay an average of 5.1 weekdays
- CNAs average less than 2% of total official demand
- There is some predictable seasonality that influences demand at the installation and in the Private Market
- It is reasonable to assume from the data that the private market does not have sufficient capacity to support the overflow lodging requirements that Fort McCoy personnel might encounter
- The existing demand justifies a reduction in the number of existing rooms.

Room Count and Mix Recommendation

- 406 rooms
- Proposed room mix:
 - 259 standard guest rooms
 - 139 extended-stay guest rooms offering a kitchenette
 - 8 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette

Section 4 Facility Assessment and Plans

Each Lodging facility on-post is detailed in this section of the report. The outline of the detail is described below:

- **Summary of Existing Lodging Facility**
- **Significant Assumptions**, identifies criteria used for renovation / replacement cost models.
- **Cost Analysis**, summarizes recommendation based on cost.
- **Attributes**, describes number of rooms and configuration.
- **Condition Analysis and Recommendations** for each of the major systems of the building.
- **Major Functional Criteria Deficit**, describes any major Functional inadequacy based on Army standards.
- **Condition Assessment / Renovation / Replacement Analysis**
 - **Condition Assessment**, summarizes building system deficiencies grouped by CSI with additional hard cost and soft cost.
 - **Renovation**, summarizes building system costs plus functional renovation costs grouped by CSI with additional hard cost and soft cost.
 - **Replacement**, summarizes replacement cost grouped by CSI with additional hard cost and soft cost.



Building 0051

Building 51 was constructed in 2000. The 68,000 square foot facility contains 218 lodging units, 214 single room and 4 multi-room units, each without a full kitchen. 100 of the units are functioning as standard stay rooms, while 118 are functioning as extended stay rooms.

Significant Assumptions

The replacement cost model is based on 214 standard stay rooms and 4 family suites.

The renovation plan was not required because existing spaces meet current size requirements and the current building is in good condition to meet lodging requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 116% for Fort McCoy.

Cost Analysis

Condition Assessment Cost	\$0.00
Replacement Cost	\$19,654,875.00
Condition Assessment to Replacement Cost Ratio	0.00%

Because the Condition Assessment to Replacement Cost Ratio is less than 50%, continued use of Building 51 is recommended.

Attributes

01.Number of Units Constructed	218
02.Number of Units Used	218
03.Back of House Function	No
04.Single Room w/o FullKitchen	214
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	4
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	100
11.Operating as Extended Stay	118
12.Operating as Family Suite	0
13.Renovated to Standard	214
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	4
16.Delta renovation	0

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Hard goods consist of head boards, night stands, a dresser in each bedroom, a desk with a chair, davenport, table with chairs, and a TV cabinet with drawers. All are in good condition. Soft goods consist of drapes and blinds on the windows, a TV and a bed. All are in good condition. All FF&E was bought in 2000.
- Recommendation: No corrective action required.

Foundations

Standard Foundations

- Analysis: The CMU stem walls and first floor concrete slab-on-grade foundation are in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The foundation is concrete slab on grade and is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The concrete hollow core plank at the second and third floor is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The metal frame roof structure is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The brick veneer on CMU walls is in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The aluminum roll-out double-glazed windows are in good condition.
- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The aluminum storefront doors are in good condition.
- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The standing seam metal roof is in good condition.

- Recommendation: No corrective action required.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall over wood or steel studs and are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are solid core fire-rated wood doors in steel frames. All doors are in good condition.
- Recommendation: No corrective action required.

Fittings

- Analysis: Bathroom fittings consist of a tissue holder, towel rack and medicine cabinet with mirror. The fittings are in good condition. Public area bathrooms have painted steel partitions. The partitions are in good condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: Stairs are steel and concrete with rubber coated treads. The stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The wall finishes are a combination of painted drywall and vinyl wall covering. The vinyl wall covering is in good condition. Painted surfaces are in good condition.
- Recommendation: No corrective action required.

Floor Finishes

- Analysis: Floor finishes are a combination of carpet in the guest rooms and common areas, ceramic tile in guest bathrooms and public bathrooms, and quarry tile in the lobby. All floor finishes are in good condition.
- Recommendation: No corrective action required.

Ceiling Finishes

- Analysis: The guest room ceilings are painted drywall in good condition. Public space areas have suspended acoustical tile and grid. The tile is in good condition.
- Recommendation: No corrective action required.

Conveying

Elevators and Lifts

- Analysis: There are two elevators in the lobby area. The elevators are adequate for the building and are in good condition.
- Recommendation: No corrective action required.

Plumbing

Plumbing Fixtures

- Analysis: The water closets are flush type, not standard tank type. Fixtures are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: The A.O. Smith gas fired water heater with storage tank is in good condition.
- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: The two-pipe system consisting of a Dunham Bush outside compressor, condenser and interior chiller bundle and gas fired Universal boilers are in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: Fire sprinklers are in place and in good condition.
- Recommendation: No corrective action required.

Electrical

Electrical Service/Distribution

- Analysis: The 480/277 three phase Cutler Hammer equipment with four wire 1200 amp electrical service is in good condition.
- Recommendation: No corrective action required.

Communications and Security

- Analysis: Fire notifiers are installed and in good condition.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: There are no kitchen facilities in guest rooms.
- Recommendation: Install kitchen units in each room.

Site Preparation

Site Earthwork

- Analysis: The site earthwork is in good condition.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: The parking lots are in good condition.
- Recommendation: No corrective action required.

Site Electrical Utilities

Site Lighting

- Analysis: The site lighting is in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Administration Offices, Front Desk Manager, and Asst. Mgr, Conference Room

Undersized for a main Lodging facility.

Renovation Recommendation: This space will be added as part of the renovation to convert this building to the main Lodging facility.

Breakfast Prep Area / Kitchen

Does not exist, and not required for a secondary facility.

Renovation Recommendation: This space will be added as part of the renovation to convert this building to the main Lodging facility.

Access Corridors

Does not exist.

Renovation Recommendation: This space will be added as part of the renovation to convert this building to the main Lodging facility.

Service Elevator

Does not exist.

Renovation Recommendation: Leave as is.

Maintenance, Receiving, Bulk Storage, General Storage

Does not exist, and not required for a secondary facility.

Renovation Recommendation: This space will be added as part of the renovation to convert this building to the main Lodging facility.

In House Laundry and Office

Does not exist, and not required for a secondary facility.

Renovation Recommendation: This space will be added as part of the renovation to convert this building to the main Lodging facility.

Staff Toilets and Break Room

Does not exist.

Renovation Recommendation: Space will be added in the renovation.

- **Public Spaces**

Public Corridors

Existing corridors are only 5' wide in lieu of standard 6' wide corridors.

Renovation Recommendation: It is felt this deficit is not critical to the intent of the standards.

Breakfast Bar / Seating Area

Does not exist, and not required for a secondary facility.

Renovation Recommendation: This space will be added as part of the renovation to convert this building to the main Lodging facility.

Study Rooms, Day Rooms

Exist, but not required for standard stay rooms.

Renovation Recommendation: Renovate some of these spaces into main Lodging back-of-house spaces as required. Post to use other spaces as required.

Gear Wash

Does not exist.

Renovation Recommendation: Space will be added in the renovation.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
Total Raw Cost	100.00%	\$0.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$0.00
Force Protection	9.00%	\$0.00
General Conditions	10.00%	\$0.00
Total Additional Hard Cost		\$0.00

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$0.00
SIOH Conus	6.50%	\$0.00
Design	10.00%	\$0.00
08 MYr Inflation Fct	9.93%	\$0.00
Total Soft Cost		\$0.00
Total Project		\$0.00

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.52%	\$467,958.79
Parking Lots		\$211,584.00
Site Earthwork		\$256,374.79
03 Concrete	20.12%	\$2,671,284.82
Floor Construction		\$1,843,717.62
Slab on Grade		\$189,839.80
Stair Construction		\$68,208.00
Standard Foundations		\$569,519.40
04 Masonry	4.33%	\$575,077.12
Exterior Walls		\$575,077.12
07 Thermal & Moisture Protection	5.91%	\$784,039.62
Roof Construction		\$318,284.49
Roof Coverings		\$465,755.13
08 Doors & Windows	9.79%	\$1,299,138.52
Exterior Doors		\$19,888.20
Exterior Windows		\$1,030,080.00
Interior Doors		\$249,170.32
09 Finishes	15.42%	\$2,046,524.97
Ceiling Finishes		\$316,920.02
Floor Finishes		\$772,075.03
Partitions		\$536,732.50
Wall Finishes		\$420,797.42
10 Specialties	0.03%	\$3,931.82
Fittings		\$3,931.82
11 Equipment	0.12%	\$16,240.00
Other Equipment		\$16,240.00
13 Special Construction	5.17%	\$685,701.36
Communications & Security		\$308,679.51
Sprinklers		\$377,021.84
14 Conveying Systems	1.88%	\$249,168.00
Elevators and Lifts		\$249,168.00
15 Mechanical	18.11%	\$2,403,949.20
Cooling Generating Systems		\$911,231.04
Domestic Water Dist		\$459,360.00
Plumbing Fixtures		\$1,033,358.16
16 Electrical	7.40%	\$982,729.38
Electrical Service & Distribution		\$975,090.78
Site Lighting		\$7,638.60
19 FF&E	8.21%	\$1,090,000.00
Interior FF&E allowance		\$1,090,000.00
Total Raw Cost	100.00%	\$13,275,743.60

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$73,016.59
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$1,327,574.36
Total Additional Hard Cost		\$1,400,590.95

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$733,816.73
SIOH Conus	6.50%	\$1,001,659.83
Design	10.00%	\$1,467,633.45
08 MYr Inflation Fct	9.93%	\$1,775,428.85
Total Soft Cost		\$4,978,538.86
Total Project Cost for Replacement		\$19,654,873.41

**INSERT BUILDING 51 FLOOR PLANS HERE
(EXISTING AND RENOVATION PLANS)**



Building 0105

Building 105 was constructed in 1942. The 550 square foot facility contains a single two-bedroom lodging room with a full kitchen. The building is functioning as a family suite.

Significant Assumptions

The replacement cost model is based on 1 family suite.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 116% for Fort McCoy.

Cost Analysis

Condition Assessment Cost	\$121,190.00
Replacement Cost	\$139,990.00
Condition Assessment to Replacement Cost Ratio	86.57%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 105 is not recommended.

Attributes

01.Number of Units Constructed	1
02.Number of Units Used	1
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	1
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	1
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	1
16.Delta renovation	0

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Hard goods consist of head boards, night stands, dresser in each bedroom, desk with chair, a couch, davenport, table with chairs, easy chairs, coffee table, end tables and a TV cabinet with drawers. All are in fair condition. Soft goods consist of drapes and blinds on the windows, a TV and a bed. All are in fair condition.
- Recommendation: Replace all hard and soft goods.

Foundations

Standard Foundations

- Analysis: The concrete perimeter wall foundation with crawl space is in fair condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: There is no slab on grade construction on this building.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The wood floor framing is in fair condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The wood sloped roof structure is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The wood structure reportedly has asbestos siding on the exterior walls. The presence of asbestos should be verified in writing by the post DPW. The siding is in poor condition.
- Recommendation: Replace existing siding with vinyl siding.

Exterior Windows

- Analysis: The double hung wood windows with aluminum storm windows are in good condition.
- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The wood door is in poor condition and there is no electronic door lock.
- Recommendation: Replace wood door and install electronic door lock.

Roofing

Roof Coverings

- Analysis: The three-tab asphalt shingles are in fair condition.
- Recommendation: Replace roof coverings.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall over wood studs and are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: All the interior doors are solid core wood doors in wood frames. All the interior doors are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The wall finishes are a combination of painted drywall and vinyl wall covering. The vinyl wall covering is in fair condition.
- Recommendation: Replace vinyl wall covering.

Floor Finishes

- Analysis: Floor finishes include carpet and ceramic tile. Carpet is in fair condition, and ceramic tile is in poor condition.
- Recommendation: Replace carpet and ceramic floor tile.

Ceiling Finishes

- Analysis: The ceiling finish is painted drywall, which is in fair condition.
- Recommendation: Repaint interior ceilings.

Plumbing

Plumbing Fixtures

- Analysis: Restroom contains a lavatory and vanity, a water closet and a built in place shower. Ventilation is provided by individually controlled electric exhaust units connected to venting ducts. The plumbing fixtures are in good condition.
- Recommendation: Install a bath tub to meet Army Lodging standards.

Domestic Water Distribution

- Analysis: The Rheem 40 gallon hot water heater and the waste and supply piping are in poor condition.
- Recommendation: Replace hot water heater and waste and supply piping.

HVAC

Cooling Generating Systems

- Analysis: The Conquest forced air furnace with outside condensing unit is in poor condition.
- Recommendation: Install PTAC units.

Fire Protection

Sprinklers

- Analysis: The building does not have a sprinkler system.
- Recommendation: Install sprinkler system as required by code.

Electrical

Electrical Service/Distribution

- Analysis: Service is a Square D load center with disconnect that is in poor condition. The wiring is in poor condition. Interior fixtures are in poor condition.
- Recommendation: Replace 100 amp main service, wiring, receptacles and interior lighting and fixtures.

Communications and Security

- Analysis: There are no smoke detectors in the building.
- Recommendation: Install smoke detectors wired to building electrical system.

Equipment

Other Equipment

- Analysis:
- Recommendation:

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas, and is in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 51 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 51 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	5.43%	\$3,905.64
Inadequate Parking Area		\$1,434.84
Parking: AC Pavement Damaged or Failing		\$2,470.80
07 Thermal & Moisture Protection	7.88%	\$5,671.47
Asphalt Shingle Roof: Beyond Useful Life		\$1,721.90
Wood Siding: Beyond expected useful life		\$3,949.57
08 Doors & Windows	1.38%	\$992.26
Exterior Wood Doors: Beyond Useful Life		\$992.26
09 Finishes	15.71%	\$11,306.13
Carpet: Beyond Useful Life		\$2,713.91
Floor Tile: Damaged or Failing		\$1,936.62
Interior ceilings: Paint Failing		\$633.07
Vinyl Wall Covering: Beyond expected useful life		\$6,022.53
11 Equipment	7.66%	\$5,511.16
Unit Kitchen: Beyond Useful Life		\$4,061.16
Washing Machine: Beyond expected useful life.		\$1,450.00
13 Special Construction	7.95%	\$5,717.81
Fire Alarm System: Missing or Inadequate		\$892.50
Fire Sprinklers: Missing or Inadequate		\$4,825.31
15 Mechanical	25.48%	\$18,333.48
Bath tub: Replace due to remodel		\$1,838.25
Pipe, domestic water: Beyond expected useful life		\$1,606.65
Pipe, sewer or waste: Beyond expected useful life		\$773.47
Split system: Beyond expected useful life		\$10,490.11
Water heater: Beyond expected useful life		\$3,625.00
16 Electrical	21.56%	\$15,514.74
Branch Circuits: Beyond Expected Useful Life		\$3,820.20
Fixtures, Incandescent: Missing or inadequate		\$5,054.70
Inadequate exterior Lighting		\$3,886.00
Main service: Beyond expected useful life		\$2,753.84
19 FF&E	6.95%	\$5,000.00
Hard and soft goods: Beyond expected useful life		\$5,000.00
Total Raw Cost	100.00%	\$71,953.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$395.74
Force Protection	9.00%	\$7,158.96
General Conditions	10.00%	\$7,195.30
Total Additional Hard Cost		\$14,750.01

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$8,670.30
SIOH Conus	6.50%	\$6,199.26
Design	10.00%	\$8,670.30
08 MYr Inflation Fct	9.93%	\$10,947.12
Total Soft Cost		\$34,486.98
Total Project		\$121,189.99

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	4.75%	\$4,487.17
Site Earthwork		\$4,487.17
03 Concrete	10.92%	\$10,323.74
Floor Construction		\$5,462.50
Slab on Grade		\$2,025.05
Standard Foundations		\$2,836.20
04 Masonry	19.10%	\$18,058.80
Exterior Walls		\$18,058.80
07 Thermal & Moisture Protection	3.23%	\$3,049.91
Roof Construction		\$1,267.50
Roof Coverings		\$1,782.41
08 Doors & Windows	18.18%	\$17,190.04
Exterior Doors		\$5,028.60
Exterior Windows		\$9,280.00
Interior Doors		\$2,881.44
09 Finishes	13.95%	\$13,193.57
Ceiling Finishes		\$1,652.34
Floor Finishes		\$3,908.79
Partitions		\$4,614.49
Wall Finishes		\$3,017.95
11 Equipment	4.29%	\$4,060.00
Other Equipment		\$4,060.00
13 Special Construction	3.07%	\$2,898.60
Communications & Security		\$1,021.03
Sprinklers		\$1,877.56
15 Mechanical	10.60%	\$10,018.92
Cooling Generating Systems		\$4,537.92
Domestic Water Dist		\$2,088.00
Plumbing Fixtures		\$3,393.00
16 Electrical	6.63%	\$6,273.28
Electrical Service & Distribution		\$6,273.28
19 FF&E	5.29%	\$5,000.00
Interior FF&E allowance		\$5,000.00
Total Raw Cost	100.00%	\$94,554.02

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$520.05
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$9,455.40
Total Additional Hard Cost		\$9,975.45

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$5,226.47
SIOH Conus	6.50%	\$7,134.14
Design	10.00%	\$10,452.95
08 MYr Inflation Fct	9.93%	\$12,645.16
Total Soft Cost		\$35,458.72
Total Project Cost for Replacement		\$139,988.19

INSERT BUILDING 105 FLOOR PLAN HERE



Building 0108

Building 108 was constructed in 1942. The 600 square foot facility contains a single two-bedroom lodging room with a full kitchen. The building is functioning as a family suite.

Significant Assumptions

The replacement cost model is based on 1 family suite.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 116% for Ft McCoy.

Cost Analysis

Condition Assessment Cost	\$73,705.00
Replacement Cost	\$139,990.00
Condition Assessment to Replacement Cost Ratio	52.65%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 108 is not recommended.

Attributes

01.Number of Units Constructed	1
02.Number of Units Used	1
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	1
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	1
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	1
16.Delta renovation	0

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Hard goods consist of head boards, night stands, dresser in each bedroom, desk with chair, a couch, davenport, table with chairs, easy chairs, coffee table, end tables and a TV cabinet with drawers. All are in fair condition. Soft goods consist of drapes and blinds on the windows, a TV and a bed. All are in fair condition.
- Recommendation: Replace all hard and soft goods.

Foundations

Standard Foundations

- Analysis: The concrete perimeter wall foundation with crawl space is in fair condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: There is no slab on grade construction on this building.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The wood floor framing is in fair condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The wood sloped roof structure is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The wood structure reportedly has asbestos siding on the exterior walls. The presence of asbestos should be verified in writing by the post DPW. The siding is in poor condition.
- Recommendation: Replace siding with vinyl siding.

Exterior Windows

- Analysis: The aluminum roll-out windows are in good condition.
- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The metal clad doors are in good condition, but there are no electronic door locks.
- Recommendation: Install electronic door locks.

Roofing

Roof Coverings

- Analysis: The three-tab asphalt shingles are in fair condition.
- Recommendation: Replace roof coverings.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall over wood studs and are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: All the interior doors are solid core wood doors in wood frames, and are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The wall finishes are a combination of painted drywall and vinyl wall covering. The vinyl wall covering is in fair condition. The guest bathroom has painted drywall in poor condition.
- Recommendation: Replace the vinyl wall covering. Install ceramic wall tile in the guest bath.

Floor Finishes

- Analysis: Carpet is located in bedrooms and living areas, and is in fair condition. All bathrooms have ceramic tile floors that are in poor condition.
- Recommendation: Replace carpet and ceramic floor tile.

Ceiling Finishes

- Analysis: The ceiling finish is painted drywall, which is in fair condition.
- Recommendation: Repaint interior ceilings.

Plumbing

Plumbing Fixtures

- Analysis: The restroom contains a lavatory and vanity, a water closet and a built in place shower/tub. Ventilation is provided by individual controlled electric exhaust units connected to venting ducts. The plumbing fixtures are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: The Rheem 40 gallon hot water heater and the waste piping are in good condition. The supply piping is in poor condition.
- Recommendation: Replace the domestic water supply piping.

HVAC

Cooling Generating Systems

- Analysis: The gas-fired wall-mounted heating and cooling system is in good condition
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: The building does not have a sprinkler system.
- Recommendation: Install sprinkler system as required by code.

Electrical

Electrical Service/Distribution

- Analysis: Service is a Culter Hammer 100 amp disconnect in good condition. The wiring is in fair condition. Interior lighting is in poor condition.
- Recommendation: Replace the branch circuits, wiring, receptacles, interior lighting and fixtures.

Communications and Security

- Analysis: There are no smoke detectors in the building.
- Recommendation: Install smoke detectors wired to the building electrical system.

Equipment

Other Equipment

- Analysis:
- Recommendation:

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 51 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 51 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	3.80%	\$1,664.41
Inadequate Parking Area		\$1,664.41
07 Thermal & Moisture Protection	13.86%	\$6,064.37
Asphalt Shingle Roof: Beyond Useful Life		\$1,867.95
Wood Siding: Beyond expected useful life		\$4,196.42
08 Doors & Windows	1.88%	\$823.60
Lockset - Missing or Inadequate		\$823.60
09 Finishes	21.08%	\$9,223.63
Carpet: Beyond Useful Life		\$1,457.58
Floor Tile: Damaged or Failing		\$1,678.40
Interior ceilings: Paint Failing		\$410.64
Vinyl Wall Covering: Beyond expected useful life		\$3,249.77
Wall Tile: Damaged or Failing		\$2,427.24
13 Special Construction	7.47%	\$3,267.32
Fire Alarm System: Missing or Inadequate		\$510.00
Fire Sprinklers: Missing or Inadequate		\$2,757.32
15 Mechanical	13.72%	\$6,005.12
Pipe, domestic water: Beyond expected useful life		\$1,606.65
Pipe, sewer or waste: Beyond expected useful life		\$773.47
Water heater: Beyond expected useful life		\$3,625.00
16 Electrical	26.76%	\$11,711.94
Branch Circuits: Beyond Expected Useful Life		\$2,183.70
Fixtures, Incandescent: Missing or inadequate		\$2,888.40
Inadequate exterior Lighting		\$3,886.00
Main service: Beyond expected useful life		\$2,753.84
19 FF&E	11.43%	\$5,000.00
Hard and soft goods: Beyond expected useful life		\$5,000.00
Total Raw Cost	100.00%	\$43,760.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$240.68
Force Protection	9.00%	\$4,353.90
General Conditions	10.00%	\$4,376.00
Total Additional Hard Cost		\$8,970.58

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$5,273.06

SIOH Conus	6.50%	\$3,770.24
Design	10.00%	\$5,273.06
08 MYr Inflation Fct	9.93%	\$6,657.76
Total Soft Cost		\$20,974.11
Total Project		\$73,704.69

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	4.75%	\$4,487.17
Site Earthwork		\$4,487.17
03 Concrete	10.92%	\$10,323.74
Floor Construction		\$5,462.50
Slab on Grade		\$2,025.05
Standard Foundations		\$2,836.20
04 Masonry	19.10%	\$18,058.80
Exterior Walls		\$18,058.80
07 Thermal & Moisture Protection	3.23%	\$3,049.91
Roof Construction		\$1,267.50
Roof Coverings		\$1,782.41
08 Doors & Windows	18.18%	\$17,190.04
Exterior Doors		\$5,028.60
Exterior Windows		\$9,280.00
Interior Doors		\$2,881.44
09 Finishes	13.95%	\$13,193.57
Ceiling Finishes		\$1,652.34
Floor Finishes		\$3,908.79
Partitions		\$4,614.49
Wall Finishes		\$3,017.95
11 Equipment	4.29%	\$4,060.00
Other Equipment		\$4,060.00
13 Special Construction	3.07%	\$2,898.60
Communications & Security		\$1,021.03
Sprinklers		\$1,877.56
15 Mechanical	10.60%	\$10,018.92
Cooling Generating Systems		\$4,537.92
Domestic Water Dist		\$2,088.00
Plumbing Fixtures		\$3,393.00
16 Electrical	6.63%	\$6,273.28
Electrical Service & Distribution		\$6,273.28
19 FF&E	5.29%	\$5,000.00
Interior FF&E allowance		\$5,000.00
Total Raw Cost	100.00%	\$94,554.02

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$520.05
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$9,455.40
Total Additional Hard Cost		\$9,975.45

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$5,226.47
SIOH Conus	6.50%	\$7,134.14
Design	10.00%	\$10,452.95
08 MYr Inflation Fct	9.93%	\$12,645.16
Total Soft Cost		\$35,458.72
Total Project Cost for Replacement		\$139,988.19

INSERT BUILDING 108 FLOOR PLAN HERE



Building 0451

Building 451 was constructed in 1942 and remodeled in 1998. The 8,042 square foot facility contains 17 family lodging rooms, each with multiple rooms, and without a full kitchen. All are functioning as extended stay rooms.

Significant Assumptions

The replacement and renovation cost models are based on 14 family suites.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 116% for Ft McCoy.

Cost Analysis

Renovation Cost	\$1,316,240.00
Replacement Cost	\$2,160,390.00
Renovation to Replacement Cost Ratio	60.93 %

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 451 is not recommended.

Attributes

01.Number of Units Constructed	17
02.Number of Units Used	17
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	17
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	17
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	14
16.Delta renovation	-3

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Hard goods consist of a head board, night stand, dresser in each bedroom, a couch, easy chair, coffee table, end table, desk and entertainment shelf unit in the living rooms. All are in good condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in good condition.
- Recommendation: No corrective action required however all the FF&E would be replaced if the structure is renovated.

Foundations

Standard Foundations

- Analysis: The concrete pier foundation with wood sills is in fair condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: There is no slab on grade construction on this building.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The wood floor framing for the first and second floor is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof structure consists of wood decking attached to a sloped wood rafters. The wood roof structure is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The wood structure reportedly has asbestos siding on the exterior walls. The presence of asbestos should be verified in writing by the post DPW. The siding is in poor condition.
- Recommendation: Replace siding with vinyl siding.

Exterior Windows

- Analysis: The aluminum windows with divided lights and screens are in good condition.
- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The metal doors are in good condition, but they are not equipped with electronic locks.
- Recommendation: Install electronic locks.

Roofing

Roof Coverings

- Analysis: The three-tab asphalt roof covering is in poor condition.
- Recommendation: Replace roof covering.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall over wood studs and are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: All interior doors are solid core wood doors in steel frames, and are in good condition.
- Recommendation: No corrective action required.

Fittings

- Analysis: Bathroom fittings consist of a tissue holder, towel rack and medicine cabinet with mirror. The fittings are in fair condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: The exterior wood stairs are in fair condition.
- Recommendation: Replace exterior wood stairs.

Interior Finishes

Wall Finishes

- Analysis: The wall finishes consist of vinyl wall covering in the guest rooms and public areas, and ceramic tile in the guest bathrooms. The vinyl wall covering is in fair condition. The ceramic wall tile is in fair condition.
- Recommendation: Replace the vinyl wall covering and ceramic tile.

Floor Finishes

- Analysis: Carpet is located in guest rooms and public areas, and is in fair condition. All bathrooms have ceramic tile floors that are in poor condition.
- Recommendation: Replace carpet and ceramic floor tile.

Ceiling Finishes

- Analysis: Ceilings finishes are a suspended tile system in corridors and public areas. The suspended tile is in poor condition. All guest rooms have painted drywall ceilings. The paint is in fair condition.

- Recommendation: Replace the suspended acoustical tile system. Repaint interior ceilings.

Plumbing

Plumbing Fixtures

- Analysis: Each restroom contains a lavatory and vanity, a water closet and a built in place shower and tub. Ventilation is provided by individually controlled exhaust fans. The plumbing fixtures are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: The Rheem gas fired 91 gallon hot water heater and the waste and supply piping for the common areas are in good condition.
- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: The gas fired Rite boiler with expansion tank for heating the common area and the PTACs for the rooms is in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: Sprinklers are present in this facility and are in good condition.
- Recommendation: No corrective action required.

Electrical

Electrical Service/Distribution

- Analysis: The 400 amp Square D electrical service is in good condition. The branch circuits, wiring, receptacles, interior lighting and fixtures are in poor condition.
- Recommendation: Replace branch circuits and interior lighting.

Communications and Security

- Analysis: There are no smoke detectors in the building.
- Recommendation: Install smoke detectors wired to the building electrical system.

Equipment

Other Equipment

- Analysis: Kitchen units consist of a sink, microwave oven and small refrigerator. There are no stoves. The units are in fair condition.
- Recommendation: Replace the existing kitchen units.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. The site is graded properly to allow for drainage. The site is in good condition.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: The parking lots are in fair condition.
- Recommendation: Repave asphalt parking lots.

Site Electrical Utilities

Site Lighting

- Analysis: There is no site lighting.
- Recommendation: Install poles with lighting.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 51 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 14 family suites. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 51 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	3.53%	\$11,530.40
Parking: AC Pavement Damaged or Failing		\$11,530.40
05 Metals	1.87%	\$6,119.00
Exterior Stairs: Damaged or Failing		\$6,119.00
07 Thermal & Moisture Protection	11.49%	\$37,599.08
Asphalt Shingle Roof: Beyond Useful Life		\$12,914.28
Wood Siding: Beyond expected useful life		\$24,684.80
08 Doors & Windows	4.78%	\$15,648.40
Lockset - Missing or Inadequate		\$15,648.40
09 Finishes	33.21%	\$108,636.90
Acoustical Ceiling & Grid: Beyond expt useful life		\$7,173.75
Carpet: Beyond Useful Life		\$15,568.83
Floor Tile: Damaged or Failing		\$23,755.88
Interior ceilings: Paint Failing		\$3,120.87
Vinyl Wall Covering: Beyond expected useful life		\$42,285.17
Wall Tile: Damaged or Failing		\$16,732.40
11 Equipment	19.86%	\$64,978.56
Unit Kitchen: Beyond Useful Life		\$64,978.56
13 Special Construction	2.09%	\$6,835.70
Fire Alarm System: Missing or Inadequate		\$6,835.70
16 Electrical	23.16%	\$75,753.68
Branch Circuits: Beyond Expected Useful Life		\$29,268.61
Fixtures, Incandescent: Missing or inadequate		\$38,713.07
Inadequate exterior Lighting		\$7,772.00
Total Raw Cost	100.00%	\$327,102.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,799.06
Force Protection	9.00%	\$32,545.01
General Conditions	10.00%	\$32,710.20
Total Additional Hard Cost		\$67,054.27

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$39,415.63
SIOH Conus	6.50%	\$28,182.17
Design	10.00%	\$39,415.63
08 MYr Inflation Fct	9.93%	\$49,766.15

Total Soft Cost	\$156,779.58
Total Project	\$550,935.85

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

CSI	Percent	Amount
02 Site Work	1.71%	\$13,375.26
Site Development		\$13,375.26
03 Concrete	1.09%	\$8,526.00
Stair Construction		\$8,526.00
04 Masonry	3.47%	\$27,146.13
Exterior Walls		\$27,146.13
07 Thermal & Moisture Protection	3.34%	\$26,130.41
Roof Construction		\$15,016.67
Roof Coverings		\$11,113.73
08 Doors & Windows	4.11%	\$32,123.88
Exterior Doors		\$7,151.40
Interior Doors		\$24,972.48
09 Finishes	31.31%	\$244,645.04
Ceiling Finishes		\$44,659.19
Floor Finishes		\$56,780.49
Partitions		\$54,670.08
Wall Finishes		\$88,535.28
10 Specialties	0.16%	\$1,259.41
Fittings		\$1,259.41
11 Equipment	7.27%	\$56,840.00
Other Equipment		\$56,840.00
13 Special Construction	7.19%	\$56,158.89
Communications & Security		\$25,280.83
Sprinklers		\$30,878.06
15 Mechanical	21.24%	\$165,979.76
Cooling Generating Systems		\$74,629.76
Domestic Water Dist		\$43,848.00
Plumbing Fixtures		\$47,502.00
16 Electrical	10.15%	\$79,294.12
Electrical Service & Distribution		\$79,294.12
19 FF&E	8.96%	\$70,000.00
Interior FF&E allowance		\$70,000.00
Total Raw Cost	100.00%	\$781,478.91

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$4,298.13
Force Protection	9.00%	\$77,753.24
General Conditions	10.00%	\$78,147.89
Total Additional Hard Cost		\$160,199.27

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$94,167.82
SIOH Conus	6.50%	\$67,329.99
Design	10.00%	\$94,167.82
08 MYr Inflation Fct	9.93%	\$118,896.24
Total Soft Cost		\$374,561.87
Total Project Cost for Renovation		\$1,316,240.04

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.77%	\$54,940.07
Parking Lots		\$14,105.60
Site Earthwork		\$40,834.47
03 Concrete	15.99%	\$233,360.83
Floor Construction		\$134,291.03
Slab on Grade		\$30,183.20
Stair Construction		\$8,526.00
Standard Foundations		\$60,360.60
04 Masonry	6.50%	\$94,909.26
Exterior Walls		\$94,909.26
07 Thermal & Moisture Protection	7.51%	\$109,514.78
Roof Construction		\$34,750.15
Roof Coverings		\$74,764.63
08 Doors & Windows	8.31%	\$121,330.20
Exterior Doors		\$11,397.00
Exterior Windows		\$83,520.00
Interior Doors		\$26,413.20
09 Finishes	13.91%	\$202,948.65
Ceiling Finishes		\$32,618.28
Floor Finishes		\$57,490.38
Partitions		\$60,587.18
Wall Finishes		\$52,252.80
10 Specialties	0.12%	\$1,749.28
Fittings		\$1,749.28
11 Equipment	3.90%	\$56,840.00
Other Equipment		\$56,840.00
13 Special Construction	4.98%	\$72,674.16
Communications & Security		\$32,715.45
Sprinklers		\$39,958.72
15 Mechanical	22.70%	\$331,186.96
Cooling Generating Systems		\$96,576.96
Domestic Water Dist		\$43,848.00
Plumbing Fixtures		\$190,762.00
16 Electrical	7.52%	\$109,764.42
Electrical Service & Distribution		\$107,218.22
Site Lighting		\$2,546.20
19 FF&E	4.80%	\$70,000.00
Interior FF&E allowance		\$70,000.00
Total Raw Cost	100.00%	\$1,459,218.61

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$8,025.70

Force Protection	0.00%	\$0.00
General Cond	10.00%	\$145,921.86
Total Additional Hard Cost		\$153,947.56

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$80,658.31
SIOH Conus	6.50%	\$110,098.59
Design	10.00%	\$161,316.62
08 MYr Inflation Fct	9.93%	\$195,148.30
Total Soft Cost		\$547,221.82
Total Project Cost for Replacement		\$2,160,387.99

INSERT BUILDING 451 FLOOR PLANS HERE



Building 0659

Building 659 was constructed in 1942 and remodeled in 1999. The 470 square foot facility contains 1 two-bedroom lodging rooms with a full kitchen. The building is functioning as a family suite.

Significant Assumptions

The replacement cost model is based on 1 family suite.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 116% for Fort McCoy.

Cost Analysis

Condition Assessment Cost	\$83,880.00
Replacement Cost	\$139,990.00
Condition Assessment to Replacement Cost Ratio	59.92%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 659 is not recommended.

Attributes

01.Number of Units Constructed	1
02.Number of Units Used	1
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	1
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	1
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	1
16.Delta renovation	0

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Hard goods consist of a head board, night stand, dresser in each bedroom, a couch, easy chair, coffee table, end table, desk and entertainment shelf unit in the living rooms. All are in good condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in good condition.
- Recommendation: No corrective action required.

Foundations

Standard Foundations

- Analysis: The concrete perimeter wall foundation with crawl space is in fair condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: There is no slab on grade construction on this building.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The wood floor framing is in fair condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The wood sloped roof structure is in good condition
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The wood structure reportedly has asbestos siding on the exterior walls. The presence of asbestos should be verified in writing by the post DPW. The siding is in poor condition.
- Recommendation: Replace siding with vinyl siding.

Exterior Windows

- Analysis: The aluminum windows with divided panes are in good condition.
- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The metal clad doors are in good condition, but there are no electronic door locks.
- Recommendation: Install electronic door locks.

Roofing

Roof Coverings

- Analysis: The three-tab asphalt shingles are in fair condition.
- Recommendation: Replace roof coverings.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall over wood studs and are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: All the interior doors are solid core wood doors in wood frames. All the interior doors are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The wall finishes are vinyl wall covering in the bedroom and living areas and painted drywall in the bathroom. The vinyl wall covering is in fair condition. The painted drywall in the bathroom is in poor condition.
- Recommendation: Replace the vinyl wall covering. Install ceramic tile on the walls of the bathroom.

Floor Finishes

- Analysis: Carpet is located in bedrooms and living areas, and is in fair condition. Bathrooms have ceramic tile floors that are in poor condition.
- Recommendation: Replace carpet and ceramic floor tile.

Ceiling Finishes

- Analysis: The ceiling finish is painted drywall, and is in fair condition.
- Recommendation: Repaint interior ceilings.

Plumbing

Plumbing Fixtures

- Analysis: Each unit has an individual rest room containing a lavatory and vanity, a water closet and a built in place shower and tub. The plumbing fixtures are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: The gas fired Rheem 40 gallon hot water heater and the waste piping system are in good condition.
- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: The Luxaide gas fired forced air furnace with condensing unit is in good condition.

- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: There are no fire sprinklers in the building.
- Recommendation: Install sprinkler system as required by code.

Electrical

Electrical Service/Distribution

- Analysis: Service is a distribution panel without a disconnect that is in poor condition. The wiring is in fair condition. Interior lighting is in poor condition.
- Recommendation: Install 100 amp main service with disconnect. Replace branch circuits and interior lighting and fixtures.

Communications and Security

- Analysis: There is a fire notifier in the building, but there are no smoke detectors.
- Recommendation: Install smoke detectors wired to the building electrical system.

Equipment

Other Equipment

- Analysis:
- Recommendation:

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 51 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 51 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	3.64%	\$1,811.92
Parking: AC Pavement Damaged or Failing		\$1,811.92
07 Thermal & Moisture Protection	52.56%	\$26,176.10
Asphalt Shingle Roof: Beyond Useful Life		\$1,491.30
Wood Siding: Beyond expected useful life		\$24,684.80
08 Doors & Windows	1.65%	\$823.60
Lockset - Missing or Inadequate		\$823.60
09 Finishes	11.97%	\$5,961.32
Carpet: Beyond Useful Life		\$1,349.29
Floor Tile: Damaged or Failing		\$451.88
Interior ceilings: Paint Failing		\$321.67
Vinyl Wall Covering: Beyond expected useful life		\$2,999.28
Wall Tile: Damaged or Failing		\$839.20
13 Special Construction	5.15%	\$2,564.87
Fire Alarm System: Missing or Inadequate		\$399.50
Fire Sprinklers: Missing or Inadequate		\$2,165.37
15 Mechanical	3.72%	\$1,854.63
Restroom exhaust: Missing or inadequate		\$1,854.63
16 Electrical	21.30%	\$10,609.16
Branch Circuits: Beyond Expected Useful Life		\$1,706.74
Fixtures, Incandescent: Missing or inadequate		\$2,262.58
Inadequate exterior Lighting		\$3,886.00
Main service: Beyond expected useful life		\$2,753.84
Total Raw Cost	100.00%	\$49,802.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$273.91
Force Protection	9.00%	\$4,955.05
General Conditions	10.00%	\$4,980.20
Total Additional Hard Cost		\$10,209.16

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$6,001.12
SIOH Conus	6.50%	\$4,290.80
Design	10.00%	\$6,001.12
08 MYr Inflation Fct	9.93%	\$7,577.01
Total Soft Cost		\$23,870.04

Total Project

\$83,881.20

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	4.75%	\$4,487.17
Site Earthwork		\$4,487.17
03 Concrete	10.92%	\$10,323.74
Floor Construction		\$5,462.50
Slab on Grade		\$2,025.05
Standard Foundations		\$2,836.20
04 Masonry	19.10%	\$18,058.80
Exterior Walls		\$18,058.80
07 Thermal & Moisture Protection	3.23%	\$3,049.91
Roof Construction		\$1,267.50
Roof Coverings		\$1,782.41
08 Doors & Windows	18.18%	\$17,190.04
Exterior Doors		\$5,028.60
Exterior Windows		\$9,280.00
Interior Doors		\$2,881.44
09 Finishes	13.95%	\$13,193.57
Ceiling Finishes		\$1,652.34
Floor Finishes		\$3,908.79
Partitions		\$4,614.49
Wall Finishes		\$3,017.95
11 Equipment	4.29%	\$4,060.00
Other Equipment		\$4,060.00
13 Special Construction	3.07%	\$2,898.60
Communications & Security		\$1,021.03
Sprinklers		\$1,877.56
15 Mechanical	10.60%	\$10,018.92
Cooling Generating Systems		\$4,537.92
Domestic Water Dist		\$2,088.00
Plumbing Fixtures		\$3,393.00
16 Electrical	6.63%	\$6,273.28
Electrical Service & Distribution		\$6,273.28
19 FF&E	5.29%	\$5,000.00
Interior FF&E allowance		\$5,000.00
Total Raw Cost	100.00%	\$94,554.02

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$520.05
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$9,455.40
Total Additional Hard Cost		\$9,975.45

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$5,226.47
SIOH Conus	6.50%	\$7,134.14
Design	10.00%	\$10,452.95
08 MYr Inflation Fct	9.93%	\$12,645.16
Total Soft Cost		\$35,458.72
Total Project Cost for Replacement		\$139,988.19

INSERT BUILDING 659 FLOOR PLAN HERE



Building 0904

Building 904 was constructed in 1942 and remodeled in 1989. The 8,042 square foot facility contains 17 lodging rooms, each a multi-room without a full kitchen. All are functioning as standard stay rooms.

Significant Assumptions

The replacement and renovation cost models are based on 14 family suites.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 116% for Ft McCoy.

Cost Analysis

Renovation Cost	\$1,281,665.00
Replacement Cost	\$2,160,390.00
Renovation to Replacement Cost Ratio	59.33 %

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 904 is not recommended.

Attributes

01.Number of Units Constructed	17
02.Number of Units Used	17
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	17
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	17
11.Operating as Extended Stay	0
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	14
16.Delta renovation	-3

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Hard goods consist of head boards, night stands, a dresser in each bedroom, desk with chair, a couch, davenport, table with chairs, easy chairs, coffee table, end tables and a TV cabinet with drawers. All are in good condition. Soft goods consist of drapes and blinds on the windows, a TV and a bed. All are in good condition.
- Recommendation: No corrective action required.

Foundations

Standard Foundations

- Analysis: The concrete pier foundation with wood sill and crawl space is in fair condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: There is no slab on grade construction on this building.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The wood floor framing is in fair condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The sloped wood roof structure is in fair condition. The gutters are in poor condition.
- Recommendation: Replace gutters and downspouts.

Exterior Enclosure

Exterior Walls

- Analysis: The wood structure reportedly has asbestos siding on the exterior walls. The presence of asbestos should be verified in writing by the post DPW. The siding is in poor condition.
- Recommendation: Replace siding with vinyl siding.

Exterior Windows

- Analysis: The aluminum windows with screens are in good condition.
- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The metal doors are in good condition.
- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The three-tab shingle roof was replaced in 1991. The roof covering and gutter system appear to be in fair condition.
- Recommendation: Replace roof covering and gutter system.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall over wood studs and are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are aluminum clad solid core wood fire rated door. The doors are in good condition.
- Recommendation: No corrective action required.

Fittings

- Analysis: Bathroom fittings consist of a tissue holder, towel rack and medicine cabinet with mirror. The fittings are in fair condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: Exterior stairs are wood framed. Stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The wall finishes are vinyl wall covering in the bedroom and living areas, and painted drywall in the bathroom. The vinyl wall covering is in fair condition. The painted drywall in the bathroom is in poor condition.
- Recommendation: Replace the vinyl wall covering. Install ceramic tile on the bathroom walls.

Floor Finishes

- Analysis: Carpet is located in guest rooms and public areas, and is in fair condition. All bathrooms have ceramic tile floors that are in poor condition.
- Recommendation: Replace carpet and ceramic floor tile.

Ceiling Finishes

- Analysis: The ceiling finish is painted drywall, which is in fair condition.
- Recommendation: Paint interior ceilings.

Plumbing

Plumbing Fixtures

- Analysis: Each restroom contains a lavatory and vanity, a water closet and a built in place shower and tub. The plumbing fixtures are in good condition.

- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: The gas-fired A.O. Smith 89 gallon hot water heater and the supply piping are in good condition. The waste water piping is in poor condition.

- Recommendation: Replace waste water piping system.

HVAC

Cooling Generating Systems

- Analysis: The PTAC heating and cooling system is in good condition.

- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: The building does not have a sprinkler system.

- Recommendation: Install sprinkler system as required by code.

Electrical

Electrical Service/Distribution

- Analysis: The Square D 200 amp electrical service is in good condition. The branch circuits, lighting and fixtures are in fair condition.

- Recommendation: Replace the branch circuits, wiring, interior lighting and fixtures.

Communications and Security

- Analysis: There is a fire notifier installed in this building, but there are no smoke detectors.

- Recommendation: Install smoke detectors wired to the building electrical system.

Equipment

Other Equipment

- Analysis:

- Recommendation:

Site Preparation

Site Earthwork

- Analysis: Site earthwork is in good condition.

- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: Parking lot is in good condition.

- Recommendation: No corrective action required.

Site Electrical Utilities

Site Lighting

- Analysis: There is no site lighting.
- Recommendation: Install new poles and lights.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 51 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 14 family suites. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 51 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
07 Thermal & Moisture Protection	13.53%	\$43,357.32
Asphalt Shingle Roof: Beyond Useful Life		\$12,914.28
Gutters: Damaged or Failing		\$5,758.24
Wood Siding: Beyond expected useful life		\$24,684.80
09 Finishes	33.58%	\$107,585.91
Carpet: Beyond Useful Life		\$23,105.10
Floor Tile: Damaged or Failing		\$10,780.52
Interior ceilings: Paint Failing		\$5,502.58
Vinyl Wall Covering: Beyond expected useful life		\$55,286.91
Wall Tile: Damaged or Failing		\$12,910.80
11 Equipment	5.55%	\$17,766.56
Stove: Missing or inadequate		\$14,866.56
Washing Machine: Beyond expected useful life.		\$2,900.00
13 Special Construction	13.67%	\$43,795.64
Fire Alarm System: Missing or Inadequate		\$6,835.70
Fire Sprinklers: Missing or Inadequate		\$36,959.94
15 Mechanical	10.02%	\$32,114.13
Drain, Floor: Missing or inadequate		\$2,255.74
Kitchen exhaust: Damaged or failing		\$19,525.76
Pipe, sewer or waste: Beyond expected useful life		\$10,332.63
16 Electrical	23.65%	\$75,753.68
Branch Circuits: Beyond Expected Useful Life		\$29,268.61
Fixtures, Incandescent: Missing or inadequate		\$38,713.07
Inadequate exterior Lighting		\$7,772.00
Total Raw Cost	100.00%	\$320,373.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,762.05
Force Protection	9.00%	\$31,875.51
General Conditions	10.00%	\$32,037.30
Total Additional Hard Cost		\$65,674.86

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$38,604.79
SIOH Conus	6.50%	\$27,602.42
Design	10.00%	\$38,604.79
08 MYr Inflation Fct	9.93%	\$48,742.38
Total Soft Cost		\$153,554.38

Total Project

\$539,602.24

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

CSI	Percent	Amount
03 Concrete	1.12%	\$8,526.00
Stair Construction		\$8,526.00
04 Masonry	3.57%	\$27,146.13
Exterior Walls		\$27,146.13
07 Thermal & Moisture Protection	3.43%	\$26,130.41
Roof Construction		\$15,016.67
Roof Coverings		\$11,113.73
08 Doors & Windows	3.28%	\$24,972.48
Interior Doors		\$24,972.48
09 Finishes	32.15%	\$244,645.04
Ceiling Finishes		\$44,659.19
Floor Finishes		\$56,780.49
Partitions		\$54,670.08
Wall Finishes		\$88,535.28
10 Specialties	0.17%	\$1,259.41
Fittings		\$1,259.41
11 Equipment	7.47%	\$56,840.00
Other Equipment		\$56,840.00
13 Special Construction	7.38%	\$56,158.89
Communications & Security		\$25,280.83
Sprinklers		\$30,878.06
15 Mechanical	21.81%	\$165,979.76
Cooling Generating Systems		\$74,629.76
Domestic Water Dist		\$43,848.00
Plumbing Fixtures		\$47,502.00
16 Electrical	10.42%	\$79,294.12
Electrical Service & Distribution		\$79,294.12
19 FF&E	9.20%	\$70,000.00
Interior FF&E allowance		\$70,000.00
Total Raw Cost	100.00%	\$760,952.25

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$4,185.24
Force Protection	9.00%	\$75,710.94
General Conditions	10.00%	\$76,095.22
Total Additional Hard Cost		\$155,991.41

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$91,694.37
SIOH Conus	6.50%	\$65,561.47

Design	10.00%	\$91,694.37
08 MYr Inflation Fct	9.93%	\$115,773.26
Total Soft Cost		\$364,723.46
Total Project Cost for Renovation		\$1,281,667.11

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.77%	\$54,940.07
Parking Lots		\$14,105.60
Site Earthwork		\$40,834.47
03 Concrete	15.99%	\$233,360.83
Floor Construction		\$134,291.03
Slab on Grade		\$30,183.20
Stair Construction		\$8,526.00
Standard Foundations		\$60,360.60
04 Masonry	6.50%	\$94,909.26
Exterior Walls		\$94,909.26
07 Thermal & Moisture Protection	7.51%	\$109,514.78
Roof Construction		\$34,750.15
Roof Coverings		\$74,764.63
08 Doors & Windows	8.31%	\$121,330.20
Exterior Doors		\$11,397.00
Exterior Windows		\$83,520.00
Interior Doors		\$26,413.20
09 Finishes	13.91%	\$202,948.65
Ceiling Finishes		\$32,618.28
Floor Finishes		\$57,490.38
Partitions		\$60,587.18
Wall Finishes		\$52,252.80
10 Specialties	0.12%	\$1,749.28
Fittings		\$1,749.28
11 Equipment	3.90%	\$56,840.00
Other Equipment		\$56,840.00
13 Special Construction	4.98%	\$72,674.16
Communications & Security		\$32,715.45
Sprinklers		\$39,958.72
15 Mechanical	22.70%	\$331,186.96
Cooling Generating Systems		\$96,576.96
Domestic Water Dist		\$43,848.00
Plumbing Fixtures		\$190,762.00
16 Electrical	7.52%	\$109,764.42
Electrical Service & Distribution		\$107,218.22
Site Lighting		\$2,546.20
19 FF&E	4.80%	\$70,000.00
Interior FF&E allowance		\$70,000.00
Total Raw Cost	100.00%	\$1,459,218.61

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$8,025.70

Force Protection	0.00%	\$0.00
General Cond	10.00%	\$145,921.86
Total Additional Hard Cost		\$153,947.56

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$80,658.31
SIOH Conus	6.50%	\$110,098.59
Design	10.00%	\$161,316.62
08 MYr Inflation Fct	9.93%	\$195,148.30
Total Soft Cost		\$547,221.82
Total Project Cost for Replacement		\$2,160,387.99

INSERT BUILDING 904 FLOOR PLANS HERE



Building 1208

Building 1208 was constructed in 1942 and remodeled in 1989. The 5,310 square foot facility contains 13 single rooms without a full kitchen.

Significant Assumptions

The replacement and renovation cost models are based on 9 standard stay rooms.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 116% for Ft McCoy.

Cost Analysis

Renovation Cost	\$677,880.00
Replacement Cost	\$885,685.00
Renovation to Replacement Cost Ratio	76.54%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 1208 is not recommended.

Attributes

01.Number of Units Constructed	13
02.Number of Units Used	13
03.Back of House Function	No
04.Single Room w/o FullKitchen	13
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	13
11.Operating as Extended Stay	0
12.Operating as Family Suite	0
13.Renovated to Standard	9
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	0
16.Delta renovation	-4

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Room: The hard goods consist of head boards, night stands, dresser in each bedroom, desk w/chair, a couch, davenport, table w/chairs, easy chairs, coffee table, end tables and a TV cabinet with drawers. They are in good condition. The soft goods consist of drapes and blinds on the windows, TV and bed. They are in good condition.
- Recommendation: No corrective action required.

Foundations

Standard Foundations

- Analysis: The concrete pier foundation with wood sills is in fair condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: There is no slab on grade construction on this building.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The wood floor framing for the first and second floor is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof consists of wood decking attached to a sloped wooden rafter structure. The roof structure appears to be in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The wood structure reportedly has asbestos siding on the exterior walls. The presence of asbestos should be verified in writing by the post DPW. The siding is in poor condition.
- Recommendation: Replace the siding with vinyl siding.

Exterior Windows

- Analysis: The aluminum windows are in good condition.
- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The building has metal doors and frames. The doors appear to be in fair condition.
- Recommendation: Remove and replace the doors.

Roofing

Roof Coverings

- Analysis: The three-tab asphalt roof covering is in poor condition.
- Recommendation: Replace the roof covering.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall over wood studs and are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are solid core wood doors in wood frames. The interior doors are in good condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: The stairs are wood framed with rubber coated wood risers and treads. The stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The wall finishes are a combination of painted drywall and vinyl wall covering. The vinyl wall covering is in fair condition. The painted surfaces are in good condition.
- Recommendation: Replace the vinyl wall covering.

Floor Finishes

- Analysis: Carpet is located in guest rooms and public areas. It is in fair condition. The bathrooms have ceramic tile floors that are in poor condition.
- Recommendation: Replace the carpet and floor tile.

Ceiling Finishes

- Analysis: The ceilings are covered with an acoustical tile and grid system. The system is in fair condition.
- Recommendation: Replace the acoustical tile and grid system.

Plumbing

Plumbing Fixtures

- Analysis: The bathrooms contain a wall mounted lavatory, combination shower/tub and a water closet. The fixtures are in good condition.
- Recommendation: Replace the wall mounted lavatory with a new sink and vanity.

Domestic Water Distribution

- Analysis: This unit has one gas fired 120 gallon Voyager hot water heater that is in poor condition. The waste and supply piping was installed in 1989 and is in good condition.
- Recommendation: Replace the hot water heater.

HVAC

Cooling Generating Systems

- Analysis: A two pipe system with a gas fired Galaxy mini-boiler is used for heating. The cooling is provided by through the wall units in each room. The system is in fair condition.
- Recommendation: Remove and replace the existing system with PTAC units.

Fire Protection

Sprinklers

- Analysis: The building does not have a sprinkler system.
- Recommendation: Install a sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: The electrical service is supplied to the building from a Square D 200 amp main disconnect that was installed in 1989. The distribution panel provides power for lighting and receptacles. The electrical service is in good condition.
- Recommendation: Investigate if the main service needs to be upgraded if PTAC units are installed.

Communications and Security

- Analysis: A fire annunciator is installed and is in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The earthwork is in good condition
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: This building has a shared parking lot that is in good condition.
- Recommendation: No corrective action required.

Site Electrical Utilities

Site Lighting

- Analysis: The site lighting is in fair condition.
- Recommendation: Install two new poles and lights.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 51 and are not included in this building.

- **Family Guest Suite**

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 51 and are not included in this building.

- **Standard Guest Room**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 9 standard stay rooms. This renovation will cost more than 50% of the building's replacement cost.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
07 Thermal & Moisture Protection	18.04%	\$29,344.75
Asphalt Shingle Roof: Beyond Useful Life		\$8,609.52
Wood Siding: Beyond expected useful life		\$20,735.23
08 Doors & Windows	4.70%	\$7,651.25
Exterior Steel Door - Beyond expected useful life		\$7,651.25
09 Finishes	31.31%	\$50,923.80
Acoustical Ceiling & Grid: Beyond expt useful life		\$11,911.35
Acoustical Ceiling & Grid: Damaged or Failing		\$8,818.53
Carpet: Beyond Useful Life		\$13,987.05
Floor Tile: Damaged or Failing		\$5,035.21
Vinyl Wall Covering: Beyond expected useful life		\$11,171.66
11 Equipment	1.78%	\$2,900.00
Washing Machine: Beyond expected useful life.		\$2,900.00
13 Special Construction	14.97%	\$24,339.12
Fire Sprinklers: Missing or Inadequate		\$24,339.12
15 Mechanical	24.41%	\$39,697.41
Drain, Floor: Missing or inadequate		\$2,255.74
PTAC: Missing or inadequate		\$22,164.35
Sink & vanity: Replace due to remodel		\$11,652.32
Water heater: Beyond expected useful life		\$3,625.00
16 Electrical	4.78%	\$7,772.00
Inadequate exterior Lighting		\$7,772.00
Total Raw Cost	100.00%	\$162,628.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$894.45
Force Protection	9.00%	\$16,180.67
General Conditions	10.00%	\$16,262.80
Total Additional Hard Cost		\$33,337.93

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$19,596.59
SIOH Conus	6.50%	\$14,011.56
Design	10.00%	\$19,596.59
08 MYr Inflation Fct	9.93%	\$24,742.65
Total Soft Cost		\$77,947.40
Total Project		\$273,913.32

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

CSI	Percent	Amount
03 Concrete	2.12%	\$8,526.00
Stair Construction		\$8,526.00
04 Masonry	5.35%	\$21,551.13
Exterior Walls		\$21,551.13
07 Thermal & Moisture Protection	3.26%	\$13,132.09
Roof Construction		\$5,500.29
Roof Coverings		\$7,631.80
08 Doors & Windows	5.12%	\$20,598.12
Exterior Doors		\$7,151.40
Interior Doors		\$13,446.72
09 Finishes	26.04%	\$104,811.65
Ceiling Finishes		\$19,139.65
Floor Finishes		\$31,865.33
Partitions		\$20,024.50
Wall Finishes		\$33,782.17
10 Specialties	0.20%	\$809.62
Fittings		\$809.62
13 Special Construction	9.21%	\$37,080.79
Communications & Security		\$16,692.52
Sprinklers		\$20,388.28
15 Mechanical	24.50%	\$98,605.80
Cooling Generating Systems		\$49,276.80
Domestic Water Dist		\$18,792.00
Plumbing Fixtures		\$30,537.00
16 Electrical	13.01%	\$52,356.60
Electrical Service & Distribution		\$52,356.60
19 FF&E	11.18%	\$45,000.00
Interior FF&E allowance		\$45,000.00
Total Raw Cost	100.00%	\$402,471.81

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,213.60
Force Protection	9.00%	\$40,043.93
General Conditions	10.00%	\$40,247.18
Total Additional Hard Cost		\$82,504.71

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$48,497.65
SIOH Conus	6.50%	\$34,675.82
Design	10.00%	\$48,497.65
08 MYr Inflation Fct	9.93%	\$61,233.11

Total Soft Cost	\$192,904.24
Total Project Cost for Renovation	\$677,880.76

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	4.13%	\$24,723.66
Parking Lots		\$8,816.00
Site Earthwork		\$15,907.66
03 Concrete	16.33%	\$97,664.58
Floor Construction		\$53,990.58
Slab on Grade		\$11,716.00
Stair Construction		\$8,526.00
Standard Foundations		\$23,432.00
04 Masonry	9.31%	\$55,720.92
Exterior Walls		\$55,720.92
07 Thermal & Moisture Protection	7.10%	\$42,491.59
Roof Construction		\$12,950.83
Roof Coverings		\$29,540.76
08 Doors & Windows	14.48%	\$86,604.44
Exterior Doors		\$11,397.00
Exterior Windows		\$60,320.00
Interior Doors		\$14,887.44
09 Finishes	14.04%	\$84,007.61
Ceiling Finishes		\$13,230.09
Floor Finishes		\$32,518.20
Partitions		\$21,556.99
Wall Finishes		\$16,702.33
13 Special Construction	4.72%	\$28,212.13
Communications & Security		\$12,700.14
Sprinklers		\$15,511.98
15 Mechanical	14.51%	\$86,820.20
Cooling Generating Systems		\$37,491.20
Domestic Water Dist		\$18,792.00
Plumbing Fixtures		\$30,537.00
16 Electrical	7.85%	\$46,985.80
Electrical Service & Distribution		\$44,439.60
Site Lighting		\$2,546.20
19 FF&E	7.52%	\$45,000.00
Interior FF&E allowance		\$45,000.00
Total Raw Cost	100.00%	\$598,230.93

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$3,290.27
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$59,823.09
Total Additional Hard Cost		\$63,113.36

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$33,067.21
SIOH Conus	6.50%	\$45,136.75
Design	10.00%	\$66,134.43
08 MYr Inflation Fct	9.93%	\$80,004.29
Total Soft Cost		\$224,342.68
Total Project Cost for Replacement		\$885,686.98

INSERT BUILDING 1208 FLOOR PLANS HERE



Building 1224

Building 1224 was constructed in 1942 and remodeled in 1989. The 5,310 square foot facility contains 13 single rooms without a kitchen.

Significant Assumptions

The replacement and renovation cost models are based on 9 standard stay rooms.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 116% for Ft McCoy.

Cost Analysis

Renovation Cost	\$677,880.00
Replacement Cost	\$885,685.00
Renovation to Replacement Cost Ratio	76.54%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 1224 is not recommended.

Attributes

01.Number of Units Constructed	13
02.Number of Units Used	13
03.Back of House Function	No
04.Single Room w/o FullKitchen	13
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	13
11.Operating as Extended Stay	0
12.Operating as Family Suite	0
13.Renovated to Standard	9
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	0
16.Delta renovation	-4

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Room: The hard goods consist of head boards, night stands, dresser in each bedroom, desk w/chair, a couch, davenport, table w/chairs, easy chairs, coffee table, end tables and a TV cabinet with drawers. They are in good condition. The soft goods consist of drapes and blinds on the windows, TV and bed. They are in good condition.
- Recommendation: No corrective action required.

Foundations

Standard Foundations

- Analysis: The concrete pier foundation with wood sills is in fair condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: There is no slab on grade construction on this building.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The wood floor framing for the first and second floor is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof consists of wood decking attached to a sloped wooden rafter structure. The roof structure appears to be in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The wood structure reportedly has asbestos siding on the exterior walls. The presence of asbestos should be verified in writing by the post DPW. The siding is in poor condition.
- Recommendation: Replace the siding with vinyl siding.

Exterior Windows

- Analysis: The aluminum windows are in good condition.
- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The building has metal doors and frames. The doors appear to be in fair condition.
- Recommendation: Remove and replace the doors.

Roofing

Roof Coverings

- Analysis: The three-tab asphalt roof covering is in poor condition.
- Recommendation: Replace the roof covering.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall over wood studs and are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are solid core wood doors in wood frames. The interior doors are in good condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: The stairs are wood framed with rubber coated wood risers and treads. The stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The wall finishes are a combination of painted drywall and vinyl wall covering. The vinyl wall covering is in fair condition. The painted surfaces are in good condition.
- Recommendation: Replace the vinyl wall covering.

Floor Finishes

- Analysis: Carpet is located in guest rooms and public areas. It is in fair condition. The bathrooms have ceramic tile floors that are in poor condition.
- Recommendation: Replace the carpet and floor tile.

Ceiling Finishes

- Analysis: The ceilings are covered with an acoustical tile and grid system. The system is in fair condition.
- Recommendation: Replace the acoustical tile and grid system.

Plumbing

Plumbing Fixtures

- Analysis: The bathrooms contain a wall mounted lavatory, combination shower/tub and a water closet. The fixtures are in good condition.
- Recommendation: Replace the wall mounted lavatory with a new sink and vanity.

Domestic Water Distribution

- Analysis: This unit has one 81 gallon A.O. Smith hot water heater in poor condition. The waste and supply piping was installed in 1989 and is in good condition.
- Recommendation: Replace the hot water heater.

HVAC

Cooling Generating Systems

- Analysis: A two pipe system with a gas fired Galaxy mini-boiler is used for heating. The cooling is provided by through the wall units in each room. The system is in fair condition.
- Recommendation: Remove and replace the existing system with PTAC units.

Fire Protection

Sprinklers

- Analysis: The building does not have a sprinkler system.
- Recommendation: Install a sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: The electrical service is supplied to the building from the 200 amp main disconnect that was installed in 1989. A distribution panel provides power for lighting and receptacles. The electrical service is in good condition.
- Recommendation: Investigate if the main service needs upgrade if PTAC units are installed.

Communications and Security

- Analysis: The fire annunciator is installed and is in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The earthwork is in good condition.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: This building has a shared parking lot that is in good condition.
- Recommendation: No corrective action required.

Site Electrical Utilities

Site Lighting

- Analysis: The site lighting is in fair condition.
- Recommendation: Install two new poles and lights.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 51 and are not included in this building.

- **Family Guest Suite**

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 51 and are not included in this building.

- **Standard Guest Room**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 9 standard stay rooms. This renovation will cost more than 50% of the building's replacement cost.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
07 Thermal & Moisture Protection	20.70%	\$29,344.75
Asphalt Shingle Roof: Beyond Useful Life		\$8,609.52
Wood Siding: Beyond expected useful life		\$20,735.23
08 Doors & Windows	5.40%	\$7,651.25
Exterior Steel Door - Beyond expected useful life		\$7,651.25
09 Finishes	21.20%	\$30,049.58
Acoustical Ceiling & Grid: Damaged or Failing		\$8,818.53
Carpet: Beyond Useful Life		\$5,024.18
Floor Tile: Damaged or Failing		\$5,035.21
Vinyl Wall Covering: Beyond expected useful life		\$11,171.66
11 Equipment	2.05%	\$2,900.00
Washing Machine: Beyond expected useful life.		\$2,900.00
13 Special Construction	17.17%	\$24,339.12
Fire Sprinklers: Missing or Inadequate		\$24,339.12
15 Mechanical	28.00%	\$39,697.41
Drain, Floor: Missing or inadequate		\$2,255.74
PTAC: Missing or inadequate		\$22,164.35
Sink & vanity: Replace due to remodel		\$11,652.32
Water heater: Beyond expected useful life		\$3,625.00
16 Electrical	5.48%	\$7,772.00
Inadequate exterior Lighting		\$7,772.00
Total Raw Cost	100.00%	\$141,754.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$779.65
Force Protection	9.00%	\$14,103.81
General Conditions	10.00%	\$14,175.40
Total Additional Hard Cost		\$29,058.86

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$17,081.29
SIOH Conus	6.50%	\$12,213.12
Design	10.00%	\$17,081.29
08 MYr Inflation Fct	9.93%	\$21,566.82
Total Soft Cost		\$67,942.52
Total Project		\$238,755.38

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

CSI	Percent	Amount
03 Concrete	2.12%	\$8,526.00
Stair Construction		\$8,526.00
04 Masonry	5.35%	\$21,551.13
Exterior Walls		\$21,551.13
07 Thermal & Moisture Protection	3.26%	\$13,132.09
Roof Construction		\$5,500.29
Roof Coverings		\$7,631.80
08 Doors & Windows	5.12%	\$20,598.12
Exterior Doors		\$7,151.40
Interior Doors		\$13,446.72
09 Finishes	26.04%	\$104,811.65
Ceiling Finishes		\$19,139.65
Floor Finishes		\$31,865.33
Partitions		\$20,024.50
Wall Finishes		\$33,782.17
10 Specialties	0.20%	\$809.62
Fittings		\$809.62
13 Special Construction	9.21%	\$37,080.79
Communications & Security		\$16,692.52
Sprinklers		\$20,388.28
15 Mechanical	24.50%	\$98,605.80
Cooling Generating Systems		\$49,276.80
Domestic Water Dist		\$18,792.00
Plumbing Fixtures		\$30,537.00
16 Electrical	13.01%	\$52,356.60
Electrical Service & Distribution		\$52,356.60
19 FF&E	11.18%	\$45,000.00
Interior FF&E allowance		\$45,000.00
Total Raw Cost	100.00%	\$402,471.81

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,213.60
Force Protection	9.00%	\$40,043.93
General Conditions	10.00%	\$40,247.18
Total Additional Hard Cost		\$82,504.71

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$48,497.65
SIOH Conus	6.50%	\$34,675.82
Design	10.00%	\$48,497.65
08 MYr Inflation Fct	9.93%	\$61,233.11

Total Soft Cost	\$192,904.24
Total Project Cost for Renovation	\$677,880.76

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	4.13%	\$24,723.66
Parking Lots		\$8,816.00
Site Earthwork		\$15,907.66
03 Concrete	16.33%	\$97,664.58
Floor Construction		\$53,990.58
Slab on Grade		\$11,716.00
Stair Construction		\$8,526.00
Standard Foundations		\$23,432.00
04 Masonry	9.31%	\$55,720.92
Exterior Walls		\$55,720.92
07 Thermal & Moisture Protection	7.10%	\$42,491.59
Roof Construction		\$12,950.83
Roof Coverings		\$29,540.76
08 Doors & Windows	14.48%	\$86,604.44
Exterior Doors		\$11,397.00
Exterior Windows		\$60,320.00
Interior Doors		\$14,887.44
09 Finishes	14.04%	\$84,007.61
Ceiling Finishes		\$13,230.09
Floor Finishes		\$32,518.20
Partitions		\$21,556.99
Wall Finishes		\$16,702.33
13 Special Construction	4.72%	\$28,212.13
Communications & Security		\$12,700.14
Sprinklers		\$15,511.98
15 Mechanical	14.51%	\$86,820.20
Cooling Generating Systems		\$37,491.20
Domestic Water Dist		\$18,792.00
Plumbing Fixtures		\$30,537.00
16 Electrical	7.85%	\$46,985.80
Electrical Service & Distribution		\$44,439.60
Site Lighting		\$2,546.20
19 FF&E	7.52%	\$45,000.00
Interior FF&E allowance		\$45,000.00
Total Raw Cost	100.00%	\$598,230.93

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$3,290.27
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$59,823.09
Total Additional Hard Cost		\$63,113.36

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$33,067.21
SIOH Conus	6.50%	\$45,136.75
Design	10.00%	\$66,134.43
08 MYr Inflation Fct	9.93%	\$80,004.29
Total Soft Cost		\$224,342.68
Total Project Cost for Replacement		\$885,686.98

INSERT BUILDING 1224 FLOOR PLANS HERE



Building 1225

Building 1225 was constructed in 1942 and remodeled in 1989. The 5,310 square foot facility contains 13 single rooms without a full kitchen.

Significant Assumptions

The replacement and renovation cost models are based on 9 standard stay rooms.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 116% for Ft McCoy.

Cost Analysis

Renovation Cost	\$677,880.00
Replacement Cost	\$885,685.00
Renovation to Replacement Cost Ratio	76.54%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 1225 is not recommended.

Attributes

01.Number of Units Constructed	13
02.Number of Units Used	13
03.Back of House Function	No
04.Single Room w/o FullKitchen	13
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	13
11.Operating as Extended Stay	0
12.Operating as Family Suite	0
13.Renovated to Standard	9
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	0
16.Delta renovation	-4

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Room: The hard goods consist of head boards, night stands, dresser in each bedroom, desk w/chair, a couch, davenport, table w/chairs, easy chairs, coffee table, end tables and a TV cabinet with drawers. All are in good condition. The soft goods consist of drapes and blinds on the windows, TV and bed. All are in good condition.
- Recommendation: No corrective action required.

Foundations

Standard Foundations

- Analysis: The concrete pier foundation with wood sills is in fair condition
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: There is no slab on grade construction on this building.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The wood floor framing for the first and second floor is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof consists of wood decking attached to a sloped wooden rafter structure. The roof structure appears to be in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The wood structure reportedly has asbestos siding on the exterior walls. The presence of asbestos should be verified in writing by the post DPW. The siding is in poor condition
- Recommendation: Replace siding with vinyl siding.

Exterior Windows

- Analysis: The aluminum windows are in good condition.
- Recommendation: No corrective action required

Exterior Doors

- Analysis: Metal doors and frames. The doors appear to be in fair condition but are beyond their useful life.
- Recommendation: Remove and replace doors.

Roofing

Roof Coverings

- Analysis: The three-tab asphalt roof covering is in poor condition.
- Recommendation: Replace roof covering.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall over wood studs and are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: All the interior doors are solid core wood doors in wood frames. All the interior doors are in good condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: The stairs are wood framed with rubber coated wood risers and treads. The stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The wall finishes are a combination of painted drywall and vinyl wall covering. The vinyl wall covering is in fair condition. Painted surfaces are in good condition.
- Recommendation: Replace vinyl wall covering.

Floor Finishes

- Analysis: Carpet is located in guest rooms and public areas. It is in fair condition. All bathrooms have ceramic tile floors that are in poor condition.
- Recommendation: Replace carpet and floor tile.

Ceiling Finishes

- Analysis: Ceilings are covered with a acoustical tile and grid system. The system is in fair condition.
- Recommendation: Replace the acoustical tile and grid system.

Plumbing

Plumbing Fixtures

- Analysis: The bathrooms contain a wall mounted lavatory, combination shower/tub and a water closet. The fixtures are in good condition.
- Recommendation: Replace the wall mounted lavatory with a new sink and vanity to meet Army Lodging standards.

Domestic Water Distribution

- Analysis: This unit has one 100 gallon State hot water heater with holding tank in good condition. The waste and supply piping was installed in 1989 and is in good condition.
- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: A two pipe system with a gas fired Galaxy mini-boiler for heating. Cooling is provided by thru the wall units in each room. The system is in fair condition.
- Recommendation: Remove and replace with PTAC units.

Fire Protection

Sprinklers

- Analysis: The building does not have a sprinkler system.
- Recommendation: Install sprinkler system as required by code.

Electrical

Electrical Service/Distribution

- Analysis: Electric service is supplied to the building from the 200 amp main disconnect that was installed in 1989. A distribution panel provides power for lighting and receptacles. The electrical service is in good condition.
- Recommendation: Investigate if main service needs upgrade if PTAC units are installed.

Communications and Security

- Analysis: Fire notifier is installed and is in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: Earthwork is in good condition.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: This building has a shared parking lot in good condition.
- Recommendation: No corrective action required.

Site Electrical Utilities

Site Lighting

- Analysis: The site lighting is in fair condition.
- Recommendation: Recommendation: Install two new poles and lights.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 51 and are not included in this building.

- **Family Guest Suite**

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 51 and are not included in this building.

- **Standard Guest Room**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 9 standard stay rooms. This renovation will cost more than 50% of the building's replacement cost.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
07 Thermal & Moisture Protection	21.24%	\$29,344.75
Asphalt Shingle Roof: Beyond Useful Life		\$8,609.52
Wood Siding: Beyond expected useful life		\$20,735.23
08 Doors & Windows	5.54%	\$7,651.25
Exterior Steel Door - Beyond expected useful life		\$7,651.25
09 Finishes	21.75%	\$30,049.58
Acoustical Ceiling & Grid: Damaged or Failing		\$8,818.53
Carpet: Beyond Useful Life		\$5,024.18
Floor Tile: Damaged or Failing		\$5,035.21
Vinyl Wall Covering: Beyond expected useful life		\$11,171.66
11 Equipment	2.10%	\$2,900.00
Washing Machine: Beyond expected useful life.		\$2,900.00
13 Special Construction	17.62%	\$24,339.12
Fire Sprinklers: Missing or Inadequate		\$24,339.12
15 Mechanical	26.12%	\$36,072.41
Drain, Floor: Missing or inadequate		\$2,255.74
PTAC: Missing or inadequate		\$22,164.35
Sink & vanity: Replace due to remodel		\$11,652.32
16 Electrical	5.63%	\$7,772.00
Inadequate exterior Lighting		\$7,772.00
Total Raw Cost	100.00%	\$138,129.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$759.71
Force Protection	9.00%	\$13,743.14
General Conditions	10.00%	\$13,812.90
Total Additional Hard Cost		\$28,315.75

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$16,644.48
SIOH Conus	6.50%	\$11,900.80
Design	10.00%	\$16,644.48
08 MYr Inflation Fct	9.93%	\$21,015.31
Total Soft Cost		\$66,205.06
Total Project		\$232,649.81

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

CSI	Percent	Amount
03 Concrete	2.12%	\$8,526.00
Stair Construction		\$8,526.00
04 Masonry	5.35%	\$21,551.13
Exterior Walls		\$21,551.13
07 Thermal & Moisture Protection	3.26%	\$13,132.09
Roof Construction		\$5,500.29
Roof Coverings		\$7,631.80
08 Doors & Windows	5.12%	\$20,598.12
Exterior Doors		\$7,151.40
Interior Doors		\$13,446.72
09 Finishes	26.04%	\$104,811.65
Ceiling Finishes		\$19,139.65
Floor Finishes		\$31,865.33
Partitions		\$20,024.50
Wall Finishes		\$33,782.17
10 Specialties	0.20%	\$809.62
Fittings		\$809.62
13 Special Construction	9.21%	\$37,080.79
Communications & Security		\$16,692.52
Sprinklers		\$20,388.28
15 Mechanical	24.50%	\$98,605.80
Cooling Generating Systems		\$49,276.80
Domestic Water Dist		\$18,792.00
Plumbing Fixtures		\$30,537.00
16 Electrical	13.01%	\$52,356.60
Electrical Service & Distribution		\$52,356.60
19 FF&E	11.18%	\$45,000.00
Interior FF&E allowance		\$45,000.00
Total Raw Cost	100.00%	\$402,471.81

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,213.60
Force Protection	9.00%	\$40,043.93
General Conditions	10.00%	\$40,247.18
Total Additional Hard Cost		\$82,504.71

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$48,497.65
SIOH Conus	6.50%	\$34,675.82
Design	10.00%	\$48,497.65
08 MYr Inflation Fct	9.93%	\$61,233.11

Total Soft Cost	\$192,904.24
Total Project Cost for Renovation	\$677,880.76

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	4.13%	\$24,723.66
Parking Lots		\$8,816.00
Site Earthwork		\$15,907.66
03 Concrete	16.33%	\$97,664.58
Floor Construction		\$53,990.58
Slab on Grade		\$11,716.00
Stair Construction		\$8,526.00
Standard Foundations		\$23,432.00
04 Masonry	9.31%	\$55,720.92
Exterior Walls		\$55,720.92
07 Thermal & Moisture Protection	7.10%	\$42,491.59
Roof Construction		\$12,950.83
Roof Coverings		\$29,540.76
08 Doors & Windows	14.48%	\$86,604.44
Exterior Doors		\$11,397.00
Exterior Windows		\$60,320.00
Interior Doors		\$14,887.44
09 Finishes	14.04%	\$84,007.61
Ceiling Finishes		\$13,230.09
Floor Finishes		\$32,518.20
Partitions		\$21,556.99
Wall Finishes		\$16,702.33
13 Special Construction	4.72%	\$28,212.13
Communications & Security		\$12,700.14
Sprinklers		\$15,511.98
15 Mechanical	14.51%	\$86,820.20
Cooling Generating Systems		\$37,491.20
Domestic Water Dist		\$18,792.00
Plumbing Fixtures		\$30,537.00
16 Electrical	7.85%	\$46,985.80
Electrical Service & Distribution		\$44,439.60
Site Lighting		\$2,546.20
19 FF&E	7.52%	\$45,000.00
Interior FF&E allowance		\$45,000.00
Total Raw Cost	100.00%	\$598,230.93

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$3,290.27
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$59,823.09
Total Additional Hard Cost		\$63,113.36

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$33,067.21
SIOH Conus	6.50%	\$45,136.75
Design	10.00%	\$66,134.43
08 MYr Inflation Fct	9.93%	\$80,004.29
Total Soft Cost		\$224,342.68
Total Project Cost for Replacement		\$885,686.98

INSERT BUILDING 1225 FLOOR PLANS HERE



Building 1239

Building 1239 was constructed in 1942. The 5,310 square foot facility contains 13 single rooms without a full kitchen.

Significant Assumptions

The replacement and renovation cost models are based on 9 standard stay rooms.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 116% for Ft McCoy.

Cost Analysis

Renovation Cost	\$677,880.00
Replacement Cost	\$885,685.00
Renovation to Replacement Cost Ratio	76.54%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 1239 is not recommended.

Attributes

01.Number of Units Constructed	13
02.Number of Units Used	13
03.Back of House Function	No
04.Single Room w/o FullKitchen	13
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	13
11.Operating as Extended Stay	0
12.Operating as Family Suite	0
13.Renovated to Standard	9
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	0
16.Delta renovation	-4

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Room: The hard goods consist of head boards, night stands, dresser in each bedroom, desk w/chair, a couch, davenport, table w/chairs, easy chairs, coffee table, end tables and a TV cabinet with drawers. They are in good condition. The soft goods consist of drapes and blinds on the windows, TV and bed. They are in good condition.
- Recommendation: No corrective action required.

Foundations

Standard Foundations

- Analysis: The concrete pier foundation with wood sills is in fair condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: There is no slab on grade construction on this building.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The wood floor framing for the first and second floor is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof consists of wood decking attached to a sloped wooden rafter structure. The roof structure appears to be in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The wood structure reportedly has asbestos siding on the exterior walls. The presence of asbestos should be verified in writing by the post DPW. The siding is in poor condition.
- Recommendation: Replace the siding with vinyl siding.

Exterior Windows

- Analysis: The aluminum windows are in good condition.
- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The building has metal doors and frames. The doors appear to be in fair condition.
- Recommendation: Remove and replace the doors.

Roofing

Roof Coverings

- Analysis: The three-tab asphalt roof covering is in poor condition.
- Recommendation: Replace the roof covering.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall over wood studs and are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are solid core wood doors in wood frames. The interior doors are in good condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: The stairs are wood framed with rubber coated wood risers and treads. The stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The wall finishes are a combination of painted drywall and vinyl wall covering. The vinyl wall covering is in fair condition. The painted surfaces are in good condition.
- Recommendation: Replace the vinyl wall covering.

Floor Finishes

- Analysis: Carpet is located in guest rooms and public areas. It is in fair condition. The bathrooms have ceramic tile floors that are in poor condition.
- Recommendation: Replace the carpet and floor tile.

Ceiling Finishes

- Analysis: The ceilings are covered with an acoustical tile and grid system. The system is in fair condition.
- Recommendation: Replace the acoustical tile and grid system.

Plumbing

Plumbing Fixtures

- Analysis: The bathrooms contain a wall mounted lavatory, combination shower/tub and a water closet. The fixtures are in good condition.
- Recommendation: Replace the wall mounted lavatory with a new sink and vanity.

Domestic Water Distribution

- Analysis: This unit has one 81 gallon A.O. Smith hot water heater with holding tank that are in good condition. The waste and supply piping was installed in 1989 and is in good condition.
- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: A two pipe system with a gas fired Galaxy mini-boiler is used for heating. The cooling is provided by through the wall units in each room. The system is in fair condition.
- Recommendation: Remove and replace current system with PTAC units.

Fire Protection

Sprinklers

- Analysis: There is no sprinkler system in this building.
- Recommendation: Install a sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: The electrical service is supplied to the building from a Squared D 225 amp main disconnect that was installed in 1989. A distribution panel provides power for lighting and receptacles. The electrical service is in good condition.
- Recommendation: Investigate if the main service needs upgrade if PTAC units are installed.

Communications and Security

- Analysis: The fire annunciator is installed and is in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The earthwork is in good condition.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: This building has a shared parking lot in good condition.
- Recommendation: No corrective action required.

Site Electrical Utilities

Site Lighting

- Analysis: The site lighting is in fair condition.
- Recommendation: Install two new poles and lights.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 51 and are not included in this building.

- **Family Guest Suite**

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 51 and are not included in this building.

- **Standard Guest Room**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 9 standard stay rooms. This renovation will cost more than 50% of the building's replacement cost.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
07 Thermal & Moisture Protection	21.24%	\$29,344.75
Asphalt Shingle Roof: Beyond Useful Life		\$8,609.52
Wood Siding: Beyond expected useful life		\$20,735.23
08 Doors & Windows	5.54%	\$7,651.25
Exterior Steel Door - Beyond expected useful life		\$7,651.25
09 Finishes	21.75%	\$30,049.58
Acoustical Ceiling & Grid: Damaged or Failing		\$8,818.53
Carpet: Beyond Useful Life		\$5,024.18
Floor Tile: Damaged or Failing		\$5,035.21
Vinyl Wall Covering: Beyond expected useful life		\$11,171.66
11 Equipment	2.10%	\$2,900.00
Washing Machine: Beyond expected useful life.		\$2,900.00
13 Special Construction	17.62%	\$24,339.12
Fire Sprinklers: Missing or Inadequate		\$24,339.12
15 Mechanical	26.12%	\$36,072.41
Drain, Floor: Missing or inadequate		\$2,255.74
PTAC: Missing or inadequate		\$22,164.35
Sink & vanity: Replace due to remodel		\$11,652.32
16 Electrical	5.63%	\$7,772.00
Inadequate exterior Lighting		\$7,772.00
Total Raw Cost	100.00%	\$138,129.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$759.71
Force Protection	9.00%	\$13,743.14
General Conditions	10.00%	\$13,812.90
Total Additional Hard Cost		\$28,315.75

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$16,644.48
SIOH Conus	6.50%	\$11,900.80
Design	10.00%	\$16,644.48
08 MYr Inflation Fct	9.93%	\$21,015.31
Total Soft Cost		\$66,205.06
Total Project		\$232,649.81

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

CSI	Percent	Amount
03 Concrete	2.12%	\$8,526.00
Stair Construction		\$8,526.00
04 Masonry	5.35%	\$21,551.13
Exterior Walls		\$21,551.13
07 Thermal & Moisture Protection	3.26%	\$13,132.09
Roof Construction		\$5,500.29
Roof Coverings		\$7,631.80
08 Doors & Windows	5.12%	\$20,598.12
Exterior Doors		\$7,151.40
Interior Doors		\$13,446.72
09 Finishes	26.04%	\$104,811.65
Ceiling Finishes		\$19,139.65
Floor Finishes		\$31,865.33
Partitions		\$20,024.50
Wall Finishes		\$33,782.17
10 Specialties	0.20%	\$809.62
Fittings		\$809.62
13 Special Construction	9.21%	\$37,080.79
Communications & Security		\$16,692.52
Sprinklers		\$20,388.28
15 Mechanical	24.50%	\$98,605.80
Cooling Generating Systems		\$49,276.80
Domestic Water Dist		\$18,792.00
Plumbing Fixtures		\$30,537.00
16 Electrical	13.01%	\$52,356.60
Electrical Service & Distribution		\$52,356.60
19 FF&E	11.18%	\$45,000.00
Interior FF&E allowance		\$45,000.00
Total Raw Cost	100.00%	\$402,471.81

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,213.60
Force Protection	9.00%	\$40,043.93
General Conditions	10.00%	\$40,247.18
Total Additional Hard Cost		\$82,504.71

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$48,497.65
SIOH Conus	6.50%	\$34,675.82
Design	10.00%	\$48,497.65
08 MYr Inflation Fct	9.93%	\$61,233.11

Total Soft Cost	\$192,904.24
Total Project Cost for Renovation	\$677,880.76

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	4.13%	\$24,723.66
Parking Lots		\$8,816.00
Site Earthwork		\$15,907.66
03 Concrete	16.33%	\$97,664.58
Floor Construction		\$53,990.58
Slab on Grade		\$11,716.00
Stair Construction		\$8,526.00
Standard Foundations		\$23,432.00
04 Masonry	9.31%	\$55,720.92
Exterior Walls		\$55,720.92
07 Thermal & Moisture Protection	7.10%	\$42,491.59
Roof Construction		\$12,950.83
Roof Coverings		\$29,540.76
08 Doors & Windows	14.48%	\$86,604.44
Exterior Doors		\$11,397.00
Exterior Windows		\$60,320.00
Interior Doors		\$14,887.44
09 Finishes	14.04%	\$84,007.61
Ceiling Finishes		\$13,230.09
Floor Finishes		\$32,518.20
Partitions		\$21,556.99
Wall Finishes		\$16,702.33
13 Special Construction	4.72%	\$28,212.13
Communications & Security		\$12,700.14
Sprinklers		\$15,511.98
15 Mechanical	14.51%	\$86,820.20
Cooling Generating Systems		\$37,491.20
Domestic Water Dist		\$18,792.00
Plumbing Fixtures		\$30,537.00
16 Electrical	7.85%	\$46,985.80
Electrical Service & Distribution		\$44,439.60
Site Lighting		\$2,546.20
19 FF&E	7.52%	\$45,000.00
Interior FF&E allowance		\$45,000.00
Total Raw Cost	100.00%	\$598,230.93

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$3,290.27
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$59,823.09
Total Additional Hard Cost		\$63,113.36

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$33,067.21
SIOH Conus	6.50%	\$45,136.75
Design	10.00%	\$66,134.43
08 MYr Inflation Fct	9.93%	\$80,004.29
Total Soft Cost		\$224,342.68
Total Project Cost for Replacement		\$885,686.98

INSERT BUILDING 1239 FLOOR PLANS HERE



Building 1247

Building 1247 was constructed in 1942. The 640 square foot facility contains 1 lodging room with a full kitchen functioning as a family suite.

Significant Assumptions

The replacement cost model is based on 1 family suite.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 116% for Fort McCoy.

Cost Analysis

Condition Assessment Cost	\$94,835.00
Replacement Cost	\$139,990.00
Condition Assessment to Replacement Cost Ratio	67.74%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 1247 is not recommended.

Attributes

01.Number of Units Constructed	1
02.Number of Units Used	1
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	1
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	1
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	1
16.Delta renovation	0

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Room: The hard goods consist of head boards, night stands, dresser in each bedroom, desk w/chair, a couch, davenport, table w/chairs, easy chairs, coffee table, end tables and a TV cabinet with drawers. They are in good condition. The soft goods consist of drapes and blinds on the windows, TV and bed. They are in good condition.
- Recommendation: No corrective action required.

Foundations

Standard Foundations

- Analysis: The concrete perimeter wall foundation with crawl space is in fair condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: There is no slab on grade construction on this building.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The wood floor framing is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The wood sloped roof structure is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The wood structure reportedly has asbestos siding on the exterior walls. The presence of asbestos should be verified in writing by the post DPW. The siding is in poor condition.
- Recommendation: Replace the siding with vinyl siding.

Exterior Windows

- Analysis: The aluminum windows with divided lights are in good condition.
- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The solid core wood doors are in good condition. The doors lack electronic door locks.
- Recommendation: Install electronic door locks.

Roofing

Roof Coverings

- Analysis: The three-tab asphalt shingles are in poor condition.
- Recommendation: Replace the roof coverings.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall over wood studs and are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are solid core wood doors in wood frames. The interior doors are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The wall finishes are vinyl wall covering in the bedroom and living areas and painted drywall in the bathroom. The vinyl wall covering is in fair condition. The painted drywall in the bathroom is in poor condition.
- Recommendation: Replace the vinyl wall covering. Install ceramic tile on the walls of the bathroom.

Floor Finishes

- Analysis: The carpet is located in bedrooms and living areas. It is in fair condition. The bathrooms have ceramic tile floors that are in poor condition.
- Recommendation: Replace the carpet and floor tile.

Ceiling Finishes

- Analysis: The ceiling finishes are painted drywall. The paint is generally in fair condition. In the kitchen area, there is a series of small fractures in the drywall that require repair.
- Recommendation: Make necessary repairs to ceiling drywall. Paint the entire ceiling after repairs are made.

Plumbing

Plumbing Fixtures

- Analysis: The guest room plumbing fixtures include a wall mounted sink, water closet and built in place shower. The fixtures are in poor condition.
- Recommendation: Install a new lavatory with vanity and a new water efficient toilet. Install a new bathtub.

Domestic Water Distribution

- Analysis: The Heatmaster 30 gallon electric hot water heater and the waste and supply piping are in poor condition.
- Recommendation: Replace the hot water heater and waste and supply piping.

HVAC

Cooling Generating Systems

- Analysis: The Red Flash boiler and window air conditioning are in poor condition.
- Recommendation: Install the PTAC unit.

Fire Protection

Sprinklers

- Analysis: No fire sprinklers exist.
- Recommendation: Install a sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: Service is an ITE 100 amp disconnect is in poor condition. The wiring is in poor condition.
- Recommendation: Replace the 100 amp main service, wiring and receptacles. Replace the interior lighting and fixtures.

Communications and Security

- Analysis: No fire annunciator exists.
- Recommendation: Install a fire annunciator.

Equipment

Other Equipment

- Analysis:
- Recommendation:

Site Preparation

Site Earthwork

- Analysis: The site consists of a grass covered yard areas that is in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 51 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 51 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	3.22%	\$1,811.92
Parking: AC Pavement Damaged or Failing		\$1,811.92
07 Thermal & Moisture Protection	11.46%	\$6,452.15
Asphalt Shingle Roof: Beyond Useful Life		\$2,008.89
Wood Siding: Beyond expected useful life		\$4,443.26
08 Doors & Windows	11.59%	\$6,524.83
Exterior Wood Doors: Beyond Useful Life		\$1,984.53
Wood Framed windows: Damaged or failing		\$4,540.30
09 Finishes	14.72%	\$8,290.06
Carpet: Beyond Useful Life		\$1,860.88
Door and Frame: Paint Failing or Damaged		\$285.24
Drywall Ceilings: Damaged or Failing		\$480.24
Floor Tile: Damaged or Failing		\$387.32
Interior ceilings: Paint Failing		\$438.01
Vinyl Wall Covering: Beyond expected useful life		\$4,128.28
Wall Tile: Damaged or Failing		\$710.09
11 Equipment	5.15%	\$2,900.00
Washing Machine: Beyond expected useful life.		\$2,900.00
13 Special Construction	6.17%	\$3,475.49
Fire Alarm System: Missing or Inadequate		\$544.00
Fire Sprinklers: Missing or Inadequate		\$2,931.49
15 Mechanical	19.39%	\$10,915.22
Bath tub: Replace due to remodel		\$1,838.25
Pipe, domestic water: Beyond expected useful life		\$1,708.94
Pipe, sewer or waste: Beyond expected useful life		\$824.36
PTAC: Missing or inadequate		\$2,770.54
Sink & vanity: Replace due to remodel		\$896.33
Water closet: Replace due to remodel		\$1,149.44
Water heater: Beyond expected useful life		\$1,727.36
16 Electrical	28.30%	\$15,936.08
Branch Circuits: Beyond Expected Useful Life		\$2,329.27
Fixtures, Incandescent: Missing or inadequate		\$3,080.97
Inadequate exterior Lighting		\$7,772.00
Main service: Beyond expected useful life		\$2,753.84
Total Raw Cost	100.00%	\$56,306.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$309.68
Force Protection	9.00%	\$5,602.17
General Conditions	10.00%	\$5,630.60

Total Additional Hard Cost **\$11,542.45**

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$6,784.84
SIOH Conus	6.50%	\$4,851.16
Design	10.00%	\$6,784.84
08 MYr Inflation Fct	9.93%	\$8,566.54
Total Soft Cost		\$26,987.40
Total Project		\$94,835.84

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	4.75%	\$4,487.17
Site Earthwork		\$4,487.17
03 Concrete	10.92%	\$10,323.74
Floor Construction		\$5,462.50
Slab on Grade		\$2,025.05
Standard Foundations		\$2,836.20
04 Masonry	19.10%	\$18,058.80
Exterior Walls		\$18,058.80
07 Thermal & Moisture Protection	3.23%	\$3,049.91
Roof Construction		\$1,267.50
Roof Coverings		\$1,782.41
08 Doors & Windows	18.18%	\$17,190.04
Exterior Doors		\$5,028.60
Exterior Windows		\$9,280.00
Interior Doors		\$2,881.44
09 Finishes	13.95%	\$13,193.57
Ceiling Finishes		\$1,652.34
Floor Finishes		\$3,908.79
Partitions		\$4,614.49
Wall Finishes		\$3,017.95
11 Equipment	4.29%	\$4,060.00
Other Equipment		\$4,060.00
13 Special Construction	3.07%	\$2,898.60
Communications & Security		\$1,021.03
Sprinklers		\$1,877.56
15 Mechanical	10.60%	\$10,018.92
Cooling Generating Systems		\$4,537.92
Domestic Water Dist		\$2,088.00
Plumbing Fixtures		\$3,393.00
16 Electrical	6.63%	\$6,273.28
Electrical Service & Distribution		\$6,273.28
19 FF&E	5.29%	\$5,000.00
Interior FF&E allowance		\$5,000.00
Total Raw Cost	100.00%	\$94,554.02

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$520.05
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$9,455.40
Total Additional Hard Cost		\$9,975.45

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$5,226.47
SIOH Conus	6.50%	\$7,134.14
Design	10.00%	\$10,452.95
08 MYr Inflation Fct	9.93%	\$12,645.16
Total Soft Cost		\$35,458.72
Total Project Cost for Replacement		\$139,988.19

INSERT BUILDING 1247 FLOOR PLAN HERE



Building 1656

Building 1656 was constructed in 1942. The 515 square foot facility contains 1 lodging room with a full kitchen functioning as a family suite

Significant Assumptions

The replacement cost model is based on 1 family suite.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 116% for Fort McCoy.

Cost Analysis

Condition Assessment Cost	\$71,900.00
Replacement Cost	\$139,990.00
Condition Assessment to Replacement Cost Ratio	51.36%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 1656 is not recommended.

Attributes

01.Number of Units Constructed	1
02.Number of Units Used	1
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	1
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	1
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	1
16.Delta renovation	0

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Room: The hard goods consist of head boards, night stands, dresser in each bedroom, desk w/chair, a couch, davenport, table w/chairs, easy chairs, coffee table, end tables and a TV cabinet with drawers. They are in good condition. The soft goods consist of drapes and blinds on the windows, TV and bed. They are in good condition.
- Recommendation: No corrective action required.

Foundations

Standard Foundations

- Analysis: The concrete perimeter wall foundation with crawl space is in fair condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: There is no slab on grade construction on this building.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The wood floor framing is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The wood sloped roof structure is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The wood structure reportedly has asbestos siding on the exterior walls. The presence of asbestos should be verified in writing by the post DPW. The siding is in poor condition.
- Recommendation: Replace the siding with vinyl siding.

Exterior Windows

- Analysis: The aluminum windows with divided lights are in good condition.
- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The solid core wood doors are in good condition. The doors lack electronic door locks.
- Recommendation: Install electronic door locks.

Roofing

Roof Coverings

- Analysis: The three-tab asphalt shingles are in poor condition.
- Recommendation: Replace the roof coverings.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall over wood studs and are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are solid core wood doors in wood frames. The interior doors are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The wall finishes are vinyl wall covering in the bedroom and living areas and painted drywall in the bathroom. The vinyl wall covering is in fair condition. The painted drywall in the bathroom is in poor condition.
- Recommendation: Replace the vinyl wall covering. Install ceramic tile on the walls of the bathroom.

Floor Finishes

- Analysis: The carpet is located in bedrooms and living areas. It is in fair condition. The bathrooms have ceramic tile floors that are in poor condition.
- Recommendation: Replace the carpet and floor tile.

Ceiling Finishes

- Analysis: The ceiling finishes are painted drywall. The paint is generally in fair condition. In the kitchen area, there is a series of small fractures in the drywall that require repair.
- Recommendation: Make necessary repairs to ceiling drywall. Paint the entire ceiling after repairs are made.

Plumbing

Plumbing Fixtures

- Analysis: The guest room plumbing fixtures include a wall mounted sink, water closet and built in place shower. The fixtures are in poor condition.
- Recommendation: Install a new lavatory with vanity and a new water efficient toilet. Install a new bathtub.

Domestic Water Distribution

- Analysis: The Heatmaster 30 gallon electric hot water heater and the waste and supply piping are in poor condition.
- Recommendation: Replace the hot water heater and waste and supply piping.

HVAC

Cooling Generating Systems

- Analysis: The Red Flash boiler and window air conditioning are in poor condition.
- Recommendation: Install the PTAC unit.

Fire Protection

Sprinklers

- Analysis: No fire sprinklers exist.
- Recommendation: Install a sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: Service is an ITE 100 amp disconnect is in poor condition. The wiring is in poor condition.
- Recommendation: Replace the 100 amp main service, wiring and receptacles. Replace the interior lighting and fixtures.

Communications and Security

- Analysis: No fire annunciator exists.
- Recommendation: Install a fire annunciator.

Equipment

Other Equipment

- Analysis:
- Recommendation:

Site Preparation

Site Earthwork

- Analysis: The site consists of a grass covered yard areas that is in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 51 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 51 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	4.24%	\$1,811.92
Parking: AC Pavement Damaged or Failing		\$1,811.92
07 Thermal & Moisture Protection	12.71%	\$5,424.62
Asphalt Shingle Roof: Beyond Useful Life		\$1,721.90
Wood Siding: Beyond expected useful life		\$3,702.72
08 Doors & Windows	1.93%	\$823.60
Lockset - Missing or Inadequate		\$823.60
09 Finishes	14.91%	\$6,366.23
Carpet: Beyond Useful Life		\$1,488.57
Drywall Ceilings: Damaged or Failing		\$480.24
Floor Tile: Damaged or Failing		\$451.88
Interior ceilings: Paint Failing		\$352.46
Vinyl Wall Covering: Beyond expected useful life		\$2,753.88
Wall Tile: Damaged or Failing		\$839.20
11 Equipment	9.51%	\$4,061.16
Unit Kitchen: Beyond Useful Life		\$4,061.16
13 Special Construction	6.55%	\$2,796.49
Fire Alarm System: Missing or Inadequate		\$437.75
Fire Sprinklers: Missing or Inadequate		\$2,358.74
15 Mechanical	24.40%	\$10,417.10
Bath tub: Replace due to remodel		\$1,838.25
Domestic water system: Beyond expected useful life		\$1,374.83
Pipe, sewer or waste: Beyond expected useful life		\$660.35
PTAC: Missing or inadequate		\$2,770.54
Sink & vanity: Replace due to remodel		\$896.33
Water closet: Replace due to remodel		\$1,149.44
Water heater: Damaged or failing		\$1,727.36
16 Electrical	25.74%	\$10,986.37
Branch Circuits: Beyond Expected Useful Life		\$1,869.87
Fixtures, Incandescent: Missing or inadequate		\$2,476.66
Inadequate exterior Lighting		\$3,886.00
Main service: Beyond expected useful life		\$2,753.84
Total Raw Cost	100.00%	\$42,687.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$234.78
Force Protection	9.00%	\$4,247.14
General Conditions	10.00%	\$4,268.70
Total Additional Hard Cost		\$8,750.62

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$5,143.76
SIOH Conus	6.50%	\$3,677.79
Design	10.00%	\$5,143.76
08 MYr Inflation Fct	9.93%	\$6,494.51
Total Soft Cost		\$20,459.83
Total Project		\$71,897.45

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	4.75%	\$4,487.17
Site Earthwork		\$4,487.17
03 Concrete	10.92%	\$10,323.74
Floor Construction		\$5,462.50
Slab on Grade		\$2,025.05
Standard Foundations		\$2,836.20
04 Masonry	19.10%	\$18,058.80
Exterior Walls		\$18,058.80
07 Thermal & Moisture Protection	3.23%	\$3,049.91
Roof Construction		\$1,267.50
Roof Coverings		\$1,782.41
08 Doors & Windows	18.18%	\$17,190.04
Exterior Doors		\$5,028.60
Exterior Windows		\$9,280.00
Interior Doors		\$2,881.44
09 Finishes	13.95%	\$13,193.57
Ceiling Finishes		\$1,652.34
Floor Finishes		\$3,908.79
Partitions		\$4,614.49
Wall Finishes		\$3,017.95
11 Equipment	4.29%	\$4,060.00
Other Equipment		\$4,060.00
13 Special Construction	3.07%	\$2,898.60
Communications & Security		\$1,021.03
Sprinklers		\$1,877.56
15 Mechanical	10.60%	\$10,018.92
Cooling Generating Systems		\$4,537.92
Domestic Water Dist		\$2,088.00
Plumbing Fixtures		\$3,393.00
16 Electrical	6.63%	\$6,273.28
Electrical Service & Distribution		\$6,273.28
19 FF&E	5.29%	\$5,000.00
Interior FF&E allowance		\$5,000.00
Total Raw Cost	100.00%	\$94,554.02

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$520.05
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$9,455.40
Total Additional Hard Cost		\$9,975.45

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$5,226.47
SIOH Conus	6.50%	\$7,134.14
Design	10.00%	\$10,452.95
08 MYr Inflation Fct	9.93%	\$12,645.16
Total Soft Cost		\$35,458.72
Total Project Cost for Replacement		\$139,988.19

INSERT BUILDING 1656 FLOOR PLAN HERE



Building 7051C

Building 7051C was constructed in 1942. It is a 6,000 square foot two-story building with a 2,500 square feet basement. The 500 square foot unit has a full kitchen. This unit is part of a building that is shared with the housing division.

Significant Assumptions

The replacement cost model is based on 1 family suite.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 116% for Fort McCoy.

Cost Analysis

Condition Assessment Cost	\$46,290.00
Replacement Cost	\$139,990.00
Condition Assessment to Replacement Cost Ratio	33.07%

Even though the Condition Assessment to Replacement Cost Ratio is less than 50%, renovation of Building 105 is not recommended since it does not meet Army Lodging Standards, it can not be renovated to meet any of the Army Lodging Standards and it is part of a building not owned by Army Lodging..

Attributes

01.Number of Units Constructed	1
02.Number of Units Used	1
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	1
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	1
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	1
16.Delta renovation	0

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a head board, night stand, dresser in each bedroom, a couch, easy chair, coffee table, end table, desk and entertainment shelf unit in the living rooms. They are in good condition. The soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. They are in good condition.
- Recommendation: No corrective action required.

Foundations

Standard Foundations

- Analysis: The foundation is of cast in place concrete on compacted soil. No clear failures can be seen. The foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The concrete basement floor appears to be in fair condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The wood floor framing appears to be in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof consists of a sloped wood frame structure. The roof structure appears to be in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior brick wall mortar joints show signs of aging and are in fair condition. The brick is in good condition.
- Recommendation: Tuck point the mortar joints where they are damaged.

Exterior Windows

- Analysis: The aluminum windows are in good condition.
- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The wood door is in poor condition.
- Recommendation: Replace the exterior door.

Roofing

Roof Coverings

- Analysis: The slate roof with tile hips is in fair condition.
- Recommendation: Replace the roof coverings.

Interior Construction

Partitions

- Analysis: The plaster on lath walls is in fair condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The wood doors and frames are in poor condition
- Recommendation: Replace the wood doors and frames.

Interior Finishes

Wall Finishes

- Analysis: The painted plaster walls are in fair condition.
- Recommendation: Install vinyl wallcoverings.

Floor Finishes

- Analysis: There is carpeting in living and bedrooms, sheet vinyl in bathrooms and VCT in the kitchens. The floor finishes are in fair condition.
- Recommendation: Replace the carpeting, install sheet vinyl in the kitchen and install ceramic tile in bathroom.

Ceiling Finishes

- Analysis: The painted plaster ceilings are in fair condition.
- Recommendation: Repaint the ceiling.

Plumbing

Plumbing Fixtures

- Analysis: The fixtures are in fair condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: This AO Smith 81 gallon hot water heater is in good condition. The waste and supply system is in poor condition.
- Recommendation: Replace the waste and supply system.

HVAC

Cooling Generating Systems

- Analysis: The Gibson forced air furnace and outside condensing unit is in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: The building does not have a sprinkler system.
- Recommendation: Install a sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: The Trumbel electric bus bar with 400 amp subpanel is located in another unit in the building. The electrical service is in fair condition.
- Recommendation: No corrective action required.

Communications and Security

- Analysis: The fire annunciator and smoke detector are in good condition.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis:
- Recommendation:

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas with sidewalks and parking lots. The site is in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 51 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since it does not meet Army Lodging Standards, it can not be renovated to meet any of the Army Lodging Standards and it is part of a building not owned by Army Lodging..

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 51 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
04 Masonry	3.65%	\$1,002.24
Brick Wall Mortar: Damaged or Cracked		\$1,002.24
07 Thermal & Moisture Protection	12.06%	\$3,314.70
Tile Roof Beyond Useful Life		\$3,314.70
08 Doors & Windows	19.67%	\$5,405.60
Exterior Wood Doors: Beyond Useful Life		\$992.26
Lockset - Missing or Inadequate		\$411.80
Wood Door - Beyond Useful Life		\$4,001.54
09 Finishes	29.15%	\$8,011.71
Carpet: Beyond Useful Life		\$1,138.58
Floor Tile: Damaged or Failing		\$1,678.40
Interior ceilings: Paint Failing		\$342.20
Sheet Vinyl: Beyond Useful Life		\$444.99
Vinyl Wall Covering: Beyond expected useful life		\$4,407.54
15 Mechanical	7.20%	\$1,977.64
Pipe, domestic water: Beyond expected useful life		\$1,336.16
Pipe, sewer or waste: Beyond expected useful life		\$641.48
16 Electrical	28.28%	\$7,772.00
Inadequate exterior Lighting		\$7,772.00
Total Raw Cost	100.00%	\$27,484.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$151.16
Force Protection	9.00%	\$2,734.52
General Conditions	10.00%	\$2,748.40
Total Additional Hard Cost		\$5,634.08

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$3,311.81
SIOH Conus	6.50%	\$2,367.94
Design	10.00%	\$3,311.81
08 MYr Inflation Fct	9.93%	\$4,181.49
Total Soft Cost		\$13,173.05
Total Project		\$46,291.13

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	4.75%	\$4,487.17
Site Earthwork		\$4,487.17
03 Concrete	10.92%	\$10,323.74
Floor Construction		\$5,462.50
Slab on Grade		\$2,025.05
Standard Foundations		\$2,836.20
04 Masonry	19.10%	\$18,058.80
Exterior Walls		\$18,058.80
07 Thermal & Moisture Protection	3.23%	\$3,049.91
Roof Construction		\$1,267.50
Roof Coverings		\$1,782.41
08 Doors & Windows	18.18%	\$17,190.04
Exterior Doors		\$5,028.60
Exterior Windows		\$9,280.00
Interior Doors		\$2,881.44
09 Finishes	13.95%	\$13,193.57
Ceiling Finishes		\$1,652.34
Floor Finishes		\$3,908.79
Partitions		\$4,614.49
Wall Finishes		\$3,017.95
11 Equipment	4.29%	\$4,060.00
Other Equipment		\$4,060.00
13 Special Construction	3.07%	\$2,898.60
Communications & Security		\$1,021.03
Sprinklers		\$1,877.56
15 Mechanical	10.60%	\$10,018.92
Cooling Generating Systems		\$4,537.92
Domestic Water Dist		\$2,088.00
Plumbing Fixtures		\$3,393.00
16 Electrical	6.63%	\$6,273.28
Electrical Service & Distribution		\$6,273.28
19 FF&E	5.29%	\$5,000.00
Interior FF&E allowance		\$5,000.00
Total Raw Cost	100.00%	\$94,554.02

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$520.05
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$9,455.40
Total Additional Hard Cost		\$9,975.45

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$5,226.47
SIOH Conus	6.50%	\$7,134.14
Design	10.00%	\$10,452.95
08 MYr Inflation Fct	9.93%	\$12,645.16
Total Soft Cost		\$35,458.72
Total Project Cost for Replacement		\$139,988.19

INSERT BUILDING 7051 FLOOR PLANS HERE

Army Lodging Wellness Recommendation

Appendix

ROOM / SPACE	1-10 Units	11-49 Units	50-149 Units	150-199 Units	200-299 Units	300-399 Units	400-599 Units	600-799 Units	800+	At Main Facility on Post Only	Note
Public Areas											
Exterior Entrance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
Vestibule	100	100	150	150	200	200	200	200	200		In Main Lodging facilities square footage included in Lobby
Lobby (includes vestibule at Main Lodging facilities)	300-500	300-500	500-800	500-800	800-1000	800-1000	1,000-1,200	1,000-1,200	1,200-1,500	X	Includes square footage of vestibule at Main Lodging facilities
Front Desk	2 station / 100 s.f.	2 station / 100 s.f.	2 station / 100 s.f.	3 station / 150 s.f.	3 station / 150 s.f.	3 station / 250 s.f.	3 station / 250 s.f.	4 station / 300 s.f.	4 station / 300 s.f.	X	
Bell Cart Station	2 carts / 24 s.f.	2 carts / 24 s.f.	3 carts / 36 s.f.	3 carts / 36 s.f.	4 carts / 48 s.f.	4 carts / 48 s.f.	6 carts / 72 s.f.	6 carts / 72 s.f.	8 carts / 96 s.f.		Not required at facilities w/out interior corridors if building is retained.
Breakfast Bar (Seat/Svc)	550	550	550	550	550	550	550	750	1,000	X	Needed at secondary facility, if it is a remote location. CFSC requirement min 550
Passenger Elevators			1 @ 64 s.f. 50-99 rooms 2 @ 64 s.f. 100-149 rooms	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. 400-499 rooms 3 @ 64 s.f. 500-599 rooms	3 @ 64 s.f. each		If building is over two stories high
Stairs	Number of stairs based on plan @ 230 s.f. each	Number of stairs based on plan @ 230 s.f. each	Number of stairs based on plan @ 230 s.f. each	Number of stairs based on plan @ 230 s.f. each	Number of stairs based on plan @ 230 s.f. each	Number of stairs based on plan @ 230 s.f. each	Number of stairs based on plan @ 230 s.f. each	Number of stairs based on plan @ 230 s.f. each	Number of stairs based on plan @ 230 s.f. each		
Public Corridors	**	**	**	**	**	**	**	**	**		Minimum 6' wide
Public Telephone Area	2 phones / 12 s.f.	2 phones / 12 s.f.	2 phones / 12 s.f.	2 phones / 12 s.f.	3 phones / 18 s.f.	3 phones / 18 s.f.	4 phones / 24 s.f.	4 phones / 24 s.f.	4 phones / 24 s.f.		House phone in secondary buildings. Pay phones & house phones at Main facility
Vending - Full Service	1 per building / 70 s.f.	1 per building / 70 s.f.	70	70	70-105	105-140	140-210	210-280	280+		1 for every other floor to support up to 200 units / 70 s.f. each
Vending - Ice Only	1 per building / 30 s.f.	1 per building / 30 s.f.	30	30	30-45	45-60	60-90	90-120	120+		1 for every other floor to support up to 200 units / 30 s.f. each
Women - Lobby	100	100	200	200	260	260	315	315	350	X	
Men - Lobby	100	100	200	200	260	260	315	315	350	X	
Multi-Purpose Rm	250	250	250	250	250	250	250	250	250	X	
Study Rooms	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note		1 per 25 extended stay units of 250 s.f. each at posts with schools facilities
Guest Laundries	192	192	192-384	384-576	576-768	768-1152	1152-1536	1536-2112	2112+		CFSC requirement 2w/d for every 75 guest rooms
Gear Wash Rooms	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each		Only at facilities with outdoor training
Guest Bulk Storage	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note		1 unit for every 4 family suites of 25 ea. 40 w/circ.
Guest Rooms											
Guest Room - Standard	300	300	300	300	300	300	300	300			
Guest Room - Ext. Stay	300	300	300	300	300	300	300	300			
Guest Room - Suites	450	450	450	450	450	450	450	450			

ROOM / SPACE	1-10 Units	11-49 Units	50-149 Units	150-199 Units	200-299 Units	300-399 Units	400-599 Units	600-799 Units	800+	At Main Facility on Post Only	Note
Back-of-House Areas											
Manager's Office	180	180	180	180	180	180	180	180	180	X	
Assist. Mgr. Off.	-	-	0 50-99 units 120 100-149 units	120	120	120	120	120	120	X	
Front Office Mgr.	100	100	100	100	100	100	100	100	100	X	
Admin. Offices	2 space / 200-250 s.f.	2 space / 200-250 s.f.	2 spaces / 200-250 s.f.	2 spaces / 200-250 s.f.	5 spaces / 500-600 s.f.	5 spaces / 500-600 s.f.	7 spaces / 800-900 s.f.	7 spaces / 800-900 s.f.	10 spaces / 1,100-1,200 s.f.	X	
Cash Room	50	50	75	75	100	100	125	125	150	X	
Luggage Storage	-	-	75	75	100	100	100	100	100	X	
Admin. Conf. Rm.	250	250	250	250	350	350	350	350	350	X	
Housekeeping Off.	120	120	120	120	120	120	120	120	120	X	
Dirty/Clean Linen Stor.	50	50	50	50	100	100	200	200	400	See Note	At all facilities w/out in-house laundry
In-House Laundry	500	500	500	500	500	500	750	750	900	X	CFSC requirement min 500 s.f
Receiving Office	75	75	75	75	75	75	75	75	75	X	
Maintenance Area	100	100	175	175	250	250	400	400	600	X	
Kitchen Prep Room	150	150	150	150	150	150	150	150	150	X	facility, if it is a remote location.
Break Room		140	210	210	280	280	350	350	420		
Staff Toilet - Men			200	100	100	100	150	150	200		
Staff Toilet - Women		100	100	100	150	150	200	200	250		
Access Corridor	**	**	**	**	**	**	**	**	**		
Receiving	150	150	150	150	150	150	150	150	200	X	
Housekeep. Rms.	128	128-512	512-1280	1280-1792	1792-2560	2560-3456	3456-5120	5120-6912	6912+		128 s.f. for each 15 guest rooms
Service Elevator	80	80	80	80	80	80	80	80	80		
Data/Commo Rm.	100	100	100	100	150	150	150	150	150		
Switch Closets	16 *	16 *	16-48 *	48-64 *	64-96 *	96-128 *	128-144 *	144-256 *	256+ *		1 closet of 16 s.f. for approximately 50 guest rooms
Janitor Closet	50	50	50	50	50	50	50	50	50	X	Only at first floor of Main Lodging facility.
Mechanical Room	*	*	*	*	*	*	*	*	*		
General Stor. Rm.	500	500	500	500	500	500	500	500	500	X	
Bulk Storage Rm.	500	500	500	500	500	500	500	500	500	X	
Electrical Room	140 *	140 *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *		One electrical room to serve no more than 100 rooms.
Elevator Equip.Rm.	84	84	84	84	84	84	84	84	84		
EXTERIOR											
Playground (Outdoor)										X	Play ground required at facilities with family stays.
Grounds Maintenance	400	400	400	400	400	400	400	400	400	X	

* Mechanical/electrical/equipment Spaces to be determined by contractor based on appropriate code and recommended systems.

** Corridors to be determined based on building layout.